



# MAYOR AND COUNCIL AGENDA

NO. // DEPT.: Community Planning and Development Services DATE PREPARED: 8/15/05  
STAFF CONTACT: Shelby Spillers, Preservation Planner II FOR MEETING OF: 9/26/05

**SUBJECT:** Authorization to file zoning map amendment to add an overlay historic district zone at 150 Maryland Avenue, 101, 103, 105 and 107 Fleet Street to create the Rockville Heights Historic District.

**RECOMMENDATION:** Authorize staff to file map amendment (MAP2005-xxxxx).

**DISCUSSION:** The Historic District Commission (HDC) evaluated the significance and eligibility for designation as a historic district of the houses at 150 Maryland Avenue, 101-107 Fleet Street, and 209-215 Monroe Street at the June 16, 2005, HDC meeting. (Attachments 2 and 3, circle 2-26.) The HDC unanimously recommended that 150 Maryland Avenue and 101, 103, 105 and 107 Fleet Street, located on former individual lots on Block 2 of Rockville Heights, meet the criteria to be designated as a Historic District in the City of Rockville. (See Attachment 1, circle 1 for boundaries.) The properties at 209-215 Monroe were held over for additional information from staff to the July 21 meeting. (Attachment 4, circle 27-28.)

On July 21, 2005, the HDC continued the evaluation of 209, 211, 213, and 215 Monroe Streets to determine if they should form a separate overlay historic district, be associated in a district with the Casey and Blandford subdivisions on Monroe Street, or are not eligible for designation. (Attachment 5, circle 29.) The Commission found them not eligible for designation. (Attachment 6, circle 30-31.)

The HDC found that the proposed historic district consisting of 150 Maryland Avenue and 101-107 Fleet Street, is significant for their association with persons and events important to the history of Rockville and that the residential dwellings, built between 1904 and ca. 1940, represent a library of the architectural styles that span period styles and economic classes, and represent a concise history of the development of Rockville Heights in the first half of the 20<sup>th</sup> century.

Correspondence is attached from Montgomery County (property owner) opposing the designation. (Attachment 7, circle 32.) Also attached are letters received from interested organizations and citizens about the proposed designation.

**Next Steps:** Application to be reviewed by the Planning Commission on October 12, 2005 for recommendation prior to the Mayor and Council's Public Hearing, tentatively scheduled for October 17, 2005.

**PREPARED BY:** Shelby Spillers, by SPC  
Shelby Spillers, Preservation Planner

9/21/05  
Date

**APPROVE:** R. James Nasulik  
Jim Wasilak, Chief of Planning

9/21/05  
Date

**APPROVE:** Arthur D. Chambers  
Arthur D. Chambers, AICP, Director, CPDS

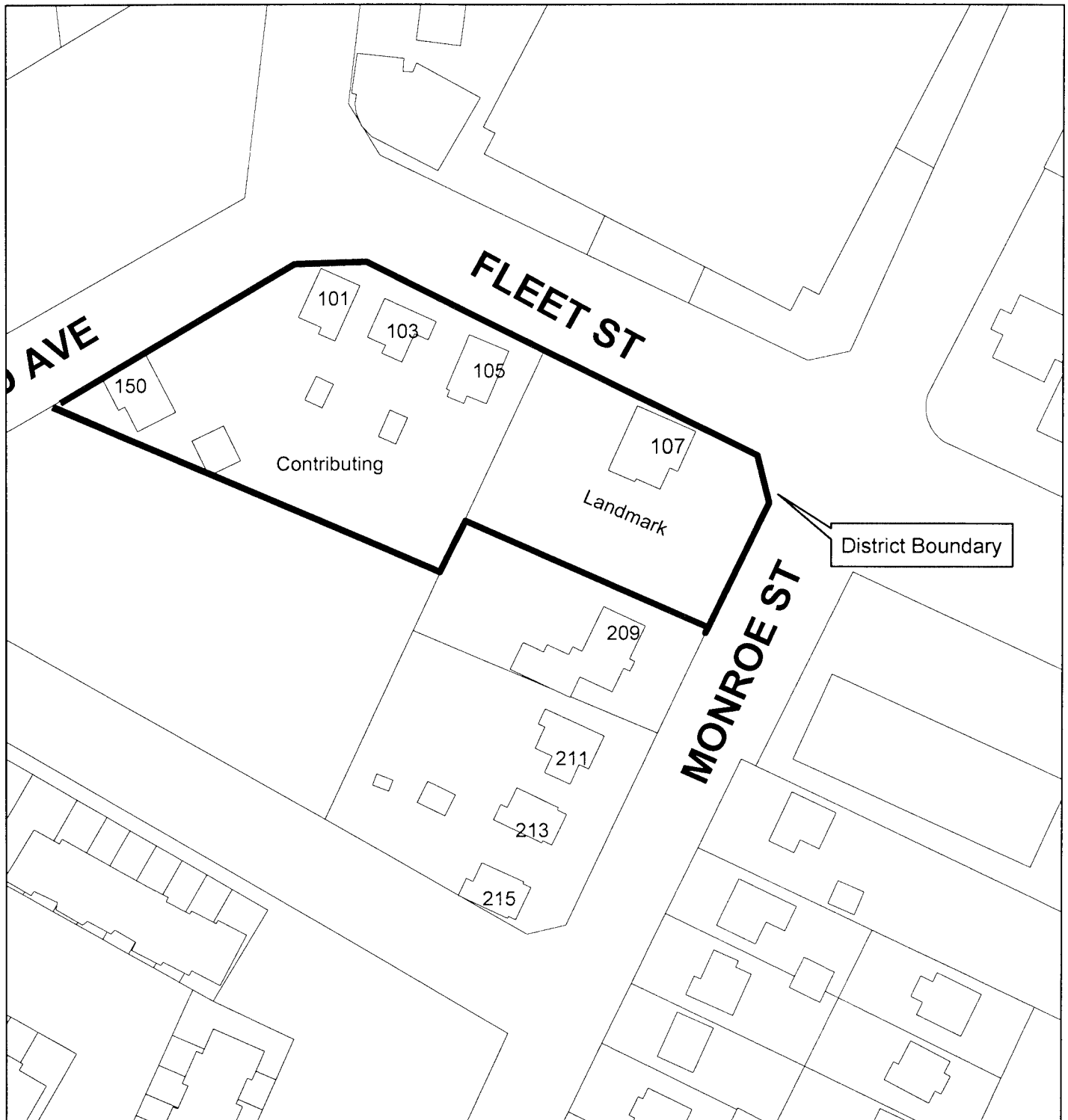
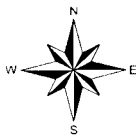
9/21/05  
Date

**APPROVE:** Scott Ullery  
for Scott Ullery, City Manager

9/21/05  
Date

**LIST OF ATTACHMENTS:**

1. Map of Proposed Rockville Heights Historic District Boundaries as determined on June 16, 2005.
2. Recommendation Memo of June 9, 2005 for 150 Maryland, 101-107 Fleet Street and 209 through 215 Monroe Street.
3. MHT Research form for Rockville Heights, Block 2.
4. Excerpt from HDC Meeting Minutes June 16, 2005 finding 150 Maryland and the Fleet Street properties eligible for historic designation.
5. Recommendation Memo, July 6, 2005, concerning 209 -215 Monroe Street.
6. Excerpt from HDC Meeting Minutes July 21, 2005 finding 209-215 Monroe Street not eligible for historic designation.
7. Correspondence from Montgomery County.
8. Correspondence from other organizations and citizens.



# Rockville Heights Historic District Proposed Boundaries



## STAFF RECOMMENDATION

June 9, 2005

**TO:** Historic Preservation Commission

**FROM:** Shelby Spillers, Preservation Planner

**SUBJECT:** Evaluation of Significance to Rockville of 150 Maryland Avenue, 101, 103, 105 and 107 Fleet Street, and 209, 211, 213, 215 Monroe Street.

**DESCRIPTION:** Block 2, original lots 1-Pts 1-6, 8 and 10; Rockville Heights

**OWNER:** Montgomery County, Maryland

**STAFF RECOMMENDATION:** Based on the facts and evidence in the attached Maryland Historical Trust Site Inventory form, Staff finds that these properties meet the adopted Rockville criteria for a local historic district with the following classifications, and are eligible for recommendation by the HDC to the Mayor and Council for further review:

Landmark: 107 Fleet Street, the Robertson House, eligible for designation as a single site historic district.

Contributing: 150 Maryland, 101, 103, 105 Fleet Street, 211, 213 and 215 Monroe Street

Non-Contributing: 209 Monroe

See the Maryland Historical Trust Site Inventory form for further information.

These properties are being evaluated for historic significance evaluation to the City of Rockville in response to a Request for Proposals (RFP) for the redevelopment of these properties. The Mayor and Council asked staff to begin the historic significance evaluation process for the existing former residences on the property in order to determine the significance as part of the planning process for the parcels.

The following is a summary of the evaluation of significance, which can be read in detail in the attached Maryland Historical Trust Inventory form.

### **Historical Significance**

The residential properties on Block 2 of Rockville Heights illustrate the history of the Rockville Heights subdivision. The 1889-90 platting of "Rockville Heights" on the old Carter farm attracted real estate Investors from Washington City, such as D.C. hotelier Malcolm S. McConihe, as well as local elite families of Rockville who built houses there in the blocks convenient to the town center. The plan called for wide boulevards, circles, parks and lakes; similar features to those planned for the competing West End park development. The large homes built by the Vinson, Peter, Warfield, Bouic and Robertson families were located in the most northern blocks of the Rockville Heights development and very little development occurred further south. Until late in the second quarter of the 20th century, most of Rockville Heights remained open fields and meadowlands. Monroe Street and Maryland Avenue ended abruptly at these vacant lands, and the gradual abandonment of the planned 32-block subdivision is documented in six Equity cases. The subject dwellings were built between 1904 and ca. 1940 and represent a library of the architectural styles that span period styles and economic classes, and represent a concise history of the development of Rockville Heights in the first half of the 20<sup>th</sup> Century.

### **Architectural Significance**

The Block 2 houses are all products of the first half of the Twentieth Century, with most of them built between 1920 and 1940. They share similar construction and materials, being stick built on the site by individual craftsmen of wood and masonry products. The period of construction was before air conditioning was commonly available or affordable; therefore all of the houses have a front porch and traditional double-sashed windows on all elevations for the cross ventilation that made these houses livable in the summer.

The residential structures on Block 2, Pts 1,2 and 6,8 and 10 (150 Maryland Avenue, 101, 103, 105 and 107 Fleet Street) represent an intact, cohesive streetscape illustrating the chronology and early architectural history of the Rockville Heights subdivision. These five houses are unified in front setbacks, similar lot size and layout, and retention of residential appearance and character. The dwellings were built between 1904 and 1936 and represent a library of styles from the time period. These dwellings were middle to upper class two story houses. Each of the custom-built houses maintains a distinct individuality and demonstrates the massing and details that fix them stylistically in the period. They have been clad with stucco and the roofing materials have been replaced over the years. These alterations are considered by National Register Standards to have minimal impact on the integrity of the structures.

Four of the houses (101, 103, and 105 Fleet Street and 150 Maryland Avenue) were built by Robert C. Warfield, owner of a large house on the north (opposite) side of Fleet Street for sale of rental. They were used as privately owned residences until their purchase by Montgomery County. Adapted to accommodate several small government agencies, the basic residential

character has been preserved. Items such as ADA required handicapped ramps and exterior egresses could be removed without damage to the main block of the structures or impairment of its residential character.

Rockville architect Thomas C. Groomes used high style Georgian architecture to design the 1904 house at 107 Fleet Street. The Robertson family occupied the home for 65 years until its adaptation by the Montgomery County government for use as a medical clinic and office. The three small McConihe houses at 211, 213 and 215 Monroe (Block 2, Pts lots 4, and 5 of Rockville Heights) were constructed in the late 1930s or early 1940s. They are modest vernacular-styled dwellings of the period and do not exhibit distinct stylistic massing or details. The size of the one-story dwellings is less than 1,000 square feet. The massing, size, detail and lack of distinctive style identify these dwellings as houses for people of more modest means. They do not convey the same sense of mass and stature as the larger, more prominent houses on Fleet Street and Maryland Avenue, but still contribute to the chronological period of the district. Although these three houses do not share an association with either the Warfields or the Robertsons, they were developed around the same time as the other houses and therefore contribute to the overall district connected with Block Two, Rockville Heights. The house at 209 Monroe was built in 1951 on lot 3, block 2 of Rockville Heights. The property had formerly been the rear yard and tennis court of the Robertson House at 107 Fleet Street. It is over 50 years old and eligible for consideration by age, but does not share the period and stylistic features of either the Fleet Street or Monroe Street houses. Therefore, staff recommends that this house be listed as a non-contributing structure.

### **Cultural and Social Significance**

The 1890 development of Rockville Heights created a park-like environment close to the downtown area, but away from the stores and industrial shops where merchants and craftspeople usually lived close to their businesses. The proximity to the courthouse and government offices and to the railroad attracted persons of more than moderate means, business and professionals, who purchased these homes close to the downtown, but away from its noise, odors, and activity.

Rockville Heights attracted the attention of investors, one of who was Clifford H. Robertson, a young attorney in Rockville. He purchased the lot at 107 Fleet Street in 1902 and moved into the home in 1904. He had a successful practice, illustrated by the fact that his house was designed and built by noted local architect Thomas C. Groomes.

Robert C. Warfield was the only Rockville dentist of his time and one of the first to build a residence in the Rockville Heights development. Between 1926 and 1927 Dr. Warfield financed the construction of the three houses at 101 and 105 Fleet Street and 150 Maryland Avenue, which were then sold to prominent Rockville families. In 1936, he built the Tudor inspired house at 103 Fleet Street, which was used as rental property.

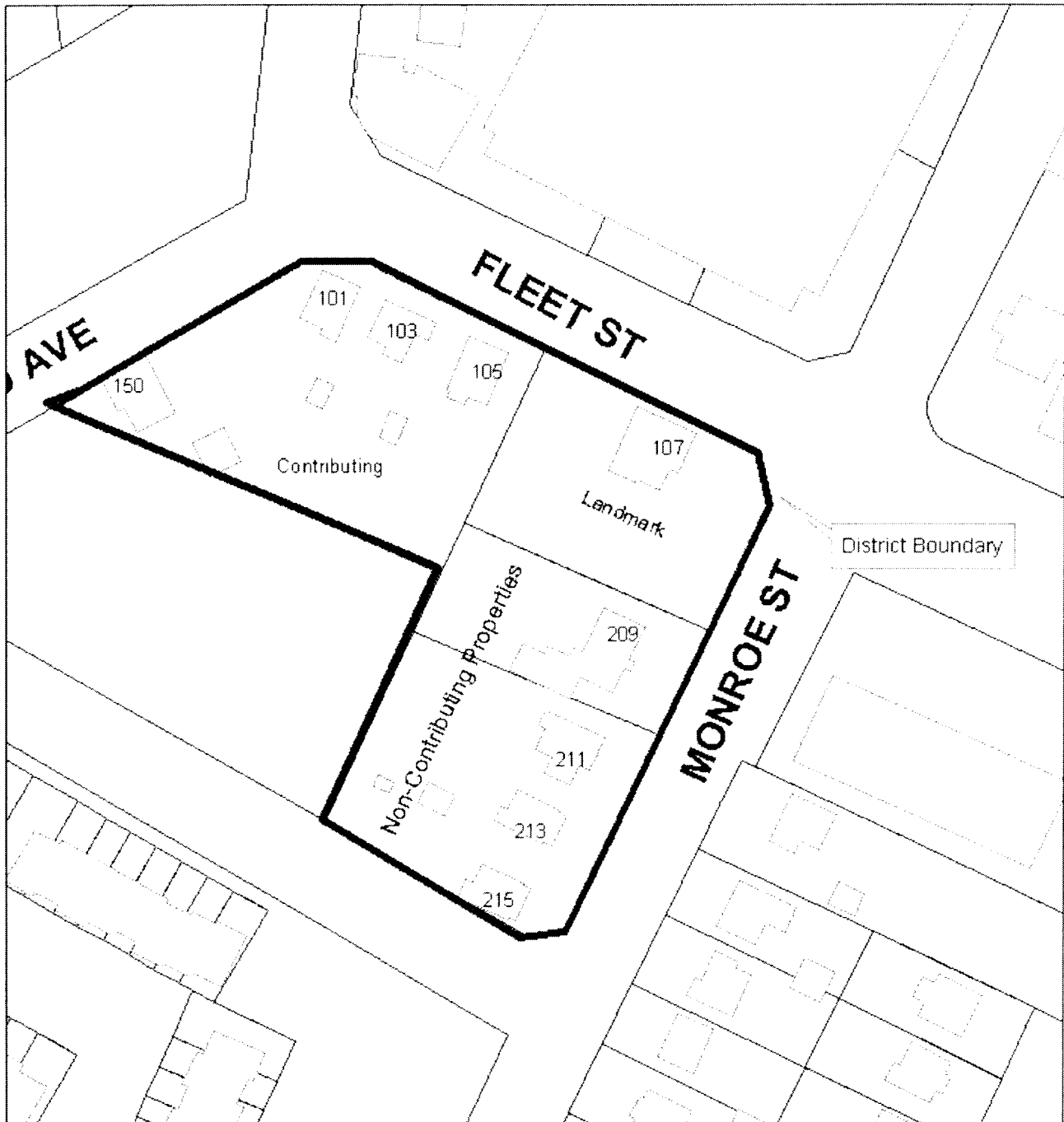
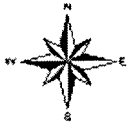
Rockville Heights was subdivided with the promise of being a prominent park-like Rockville neighborhood. Financial conditions and competition with other developments in Rockville and those in Bethesda and along the Metropolitan Railroad line ensured that it did not fully develop until the mid 20<sup>th</sup> century. These properties remain an illustration of the optimism and what might have been.

**Archeological resources: Low potential**

There is always some potential for discovery of archeological resources. However, since these properties were developed after the installation of city water and sewer facilities, the possibility of finding pockets of artifacts in abandoned wells and privies is minimal. It is less likely that discoveries in this area would further our understanding of the history of the area.

Attachments:

Adopted City of Rockville Historic Designation Criteria  
Evaluated Property Within Its Historic Context (Guidance)



## Rockville Heights Historic District Proposed Boundaries



# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No.

### 1. Name of Property

historic Warfield Houses on Fleet Street and Maryland Avenue; The Robertson House, McConihe houses  
other 101, 103, 105, 107 Fleet Street; 150 Maryland Avenue; 209, 211, 213, 215 Monroe Street

### 2. Location

street and number 101, 103, 105, 107 Fleet; 150 Maryland, 209, 211, 213, 215 Monroe not for publication  
city, town Rockville vicinity  
county Montgomery

### 3. Owner of Property (give names and mailing addresses of all owners)

name Montgomery County  
street and number EOB 101 Monroe Street telephone  
city, town Rockville state MD zip code 20850

### 4. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County liber folio  
city, town Rockville tax map tax parcel tax ID number

### 5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District  
☐ Contributing Resource in Local Historic District  
☐ Determined Eligible for the National Register/Maryland Register  
☐ Determined Ineligible for the National Register/Maryland Register  
☐ Recorded by HABS/HAER  
☐ Historic Structure Report or Research Report at MHT  
☐ Other: \_\_\_\_\_

### 6. Classification

Category	Ownership	Current Function		Resource Count	
<input checked="" type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input type="checkbox"/> agriculture	<input type="checkbox"/> landscape	Contributing	Noncontributing
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<input type="checkbox"/> recreation/culture	8	1 buildings
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion		sites
<input type="checkbox"/> site		<input type="checkbox"/> domestic	<input type="checkbox"/> social		structures
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> transportation		objects
		<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress	8	1 Total
		<input type="checkbox"/> government	<input type="checkbox"/> unknown		
		<input type="checkbox"/> health care	<input checked="" type="checkbox"/> vacant/not in use	Number of Contributing Resources previously listed in the Inventory	
		<input type="checkbox"/> industry	<input type="checkbox"/> other:		

## 7. Description

Inventory No.

### Condition

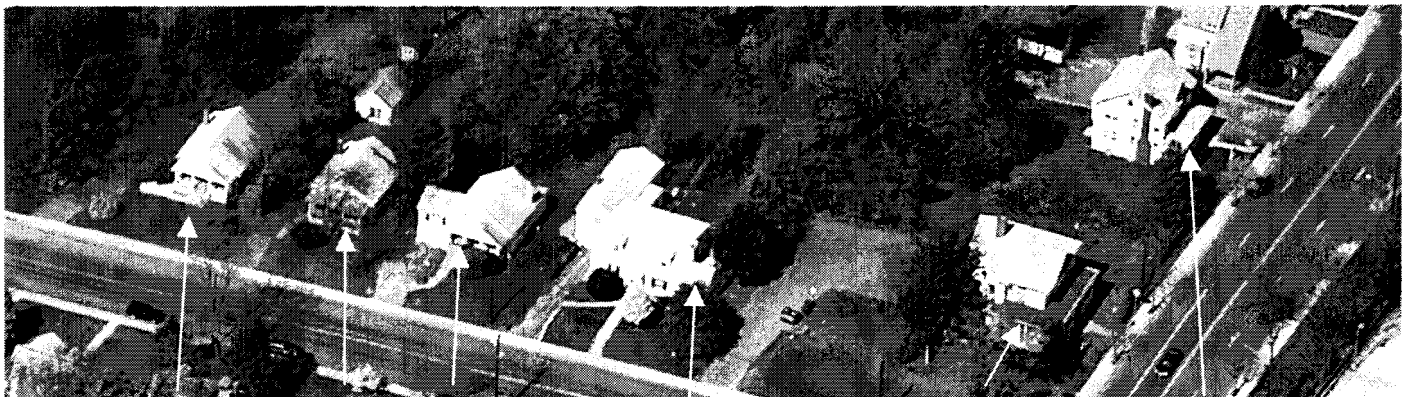
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input checked="" type="checkbox"/> altered

Prepare both a one-paragraph summary and a comprehensive description of the resource and its various elements, as it exists today.

The Block 2 houses are all products of the first half of the twentieth century, with most of them built between 1920 and 1940. They share similar construction and materials, because individual craftsmen of wood and masonry products built them on the site. The period of construction was before air conditioning was commonly available or affordable. Therefore all of the houses have a front porch and traditional double-sash windows on all elevations for cross ventilation that made these houses livable in the summer.

### 101, 103, 105 and 107 Fleet Street & 150 Maryland Avenue

The subject row of houses faces north on Fleet Street and Maryland Avenue, starting with 101 Fleet Street at the corner of Maryland Avenue. They are unified in front setback, basic lot size and site layout as well as by period. All were constructed between 1926 and 1936, except for 107 Fleet Street, which was constructed in 1904. Much of the architectural detailing has been removed, ramps installed, and porches enclosed in their adaptation for public use. 101, 103, 105 Fleet Street and 150 Maryland Avenue have been stuccoed and painted in a similar but not identical format of light value exterior walls and contrasting darker value trims and balustrades. Shrubs and mature trees have been retained where possible but maintenance-intensive residential flowerbeds and ornamentals are lacking, giving the row a somewhat spare appearance. The house at 101 Fleet Street sits on a narrow lot much reduced by road widening on two sides, with part of its back and corner property used for a parking lot entered from Maryland Avenue. Houses 103 and 105 have lost front property through road improvement. Three houses have frame garages with German siding and concrete block foundations (one bay at 101 and 103, two bay at 105) slightly off the house rear, accessed from Fleet Street. The house on 150 Maryland Avenue retains the only partially open porch and the most original historic fabric on the exterior.



Fronts of: 215

213

211

209 Monroe

107 Fleet Street

105 Fleet

Aerial view 2003

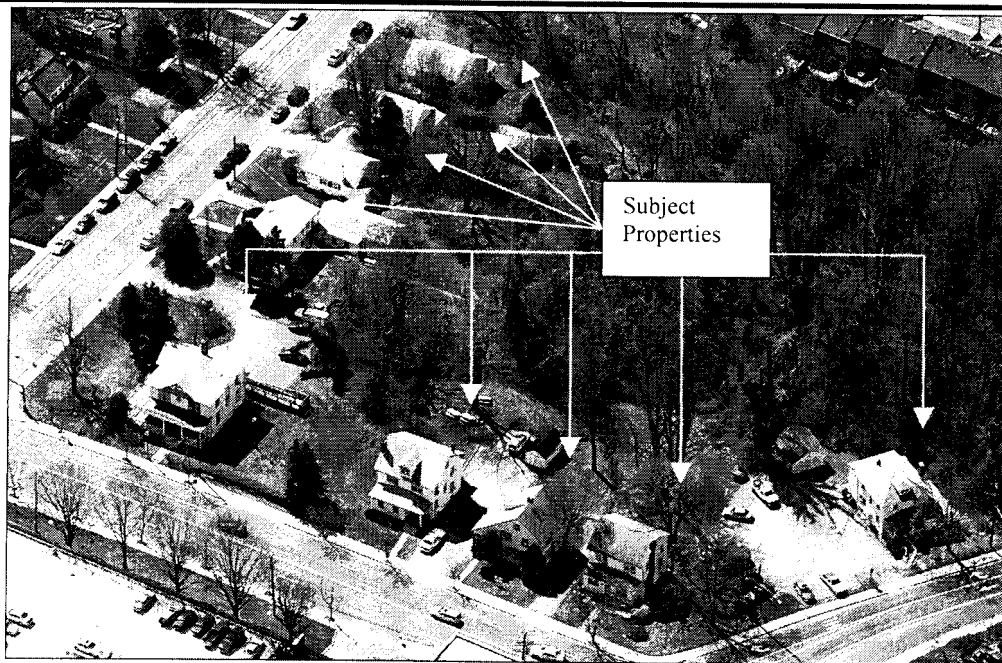
# Maryland Historical Trust Maryland Inventory of Historic Properties Form

Inventory No. M

Name: 150 Maryland, 101,103,105,107 Fleet ST, 209,211,213,215 Monroe.

## Continuation Sheet

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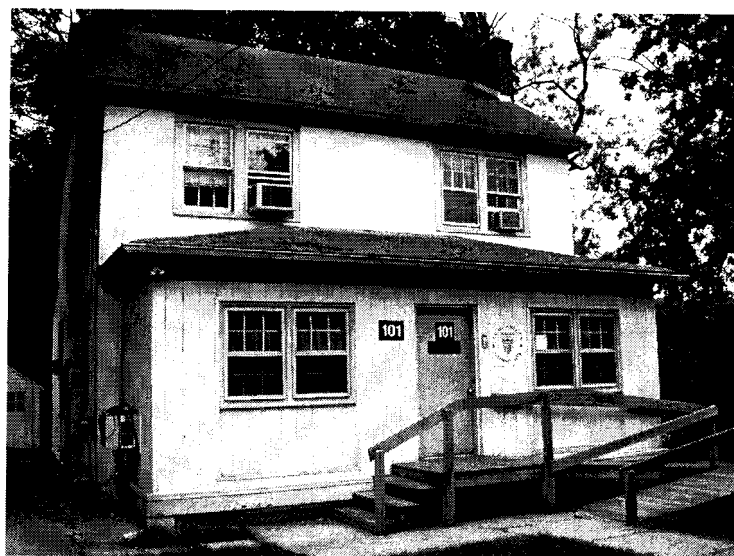


**Aerial View of Maryland Avenue and Fleet Street- 2003 showing fronts of Maryland Avenue and Fleet Street houses and lot spacing**

### 101 Fleet

This Colonial Revival house is rectangular in shape with one-story enclosed front and rear porches, a beveled concrete block foundation, and composition shingled side-gable roof. It is two-and-a-half stories and three by three bays. There is one exterior brick chimney on the west side.

This house is built in an early-19th Century vernacular style and its regular, symmetrical front fenestration suggests Colonial Revival influence. As built, wood siding and porch features probably provided character, but the stucco finish and enclosed porch present a very plain appearance. These features are reversible, and the existence of the layers of historic fabric provides historical evidence and clues to the development trends and technology in Rockville, and the surrounding region. Its



**101 Fleet Street, North façade**

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. M

Name: 150 Maryland, 101,103,105,107 Fleet ST, 209,211,213,215 Monroe.

### Continuation Sheet

Number 7 Page 2

rectangular mass, front-paired windows, cornice and boxed half returns remain as clues to period and original appearance. All of the windows are six-over-six with plain surrounds, now nearly flush with the stucco, narrow drip caps, and flat sills.

The three-bay north (front) facade has symmetrical paired six-over-six windows with plain shallow surrounds in the second story east and west bays. The first story hipped roof porch has been enclosed with modern vertical sheet siding. The porch has paired windows in the first and third bays aligned with the second story, and a modern hollow core entry door in the second bay. The porch rests on short brick piers in filled with lattice. A redwood finished handicapped ramp with plain posts and double railing with steps on the opposite side provides access.

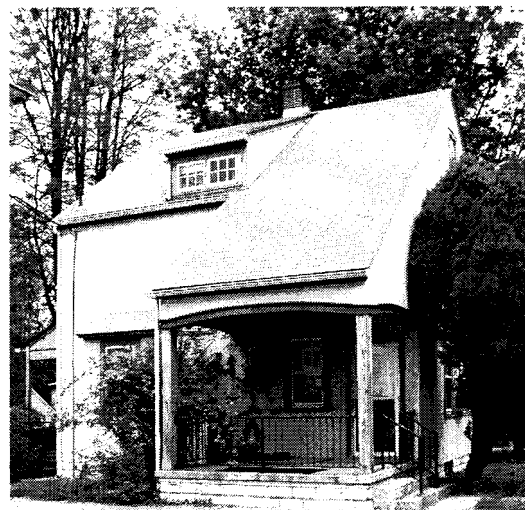
The three-bay west facade has an exterior chimney. The gable has a slightly smaller six-over-six window. There is one window in the north and south bays of the second story. On the first story, the north bay has a wall window by the chimney matched by a similar one in the center bay; the south bay has one window. There is a three-light cellar window in the south bay foundation. The three-bay south (rear) facade has one window in each east and west bay, and an enclosed rear porch at the southeast corner. The porch is one story, shed rooted and finished in stucco. Three bays wide, it has a single window in the first and third bays and a four-light wood panel door in the center. The door is reached by three steps to a small double-railed open porch. There is a light fixture over the door and a three-light cellar window in the southwest corner of the foundation.

The three-bay east facade has a small six-over-six gable window and four irregularly placed windows on the first and second stories. The second story has one window each in the center and north bays. The first story has one window in the south bay, a four-light wood paneled door center bay, and one window in the north bay. There are two cellar windows in the foundation.

### 103 Fleet

Built in 1936, this Tudor-inspired frame and stucco house is two-and-a-half stories, two-bays wide, and two-bays deep. Its massing is rectangular. Its front-gabled roof extends on the east, forming a porte-cochere side porch. House and porch have beveled concrete block foundation, stucco exterior finish, and composition shingle roof. There is one central interior brick chimney and an open back porch.

Presenting a Modern Tudor appearance, the extended front gable establishes an asymmetry, which continues in window, dormer, and bay placement. Eave overhang occurs only on roof slopes and is very narrow. Decoration is confined to shallow-applied trim edging front and rear, plain window surrounds, narrow drip caps, flat sills, and a flattened horseshoe arch used on the porte-cochere. The spare front facade has a 1930s Moderne effect due to the irregular placement of strip windows



# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

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Name: 150 Maryland, 101,103,105,107 Fleet ST, 209,211,213,215 Monroe.

### Continuation Sheet

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narrow trim outline, and stucco exterior which creates a flat shadowless facade irregularly pierced by windows. All are six-over-six double-hung sash windows now covered with aluminum storm windows. By contrast, the west side and back are traditional in appearance.

The north (front) two-bay facade has a somewhat smaller six-over-six window centered in the gable. The second story has paired windows in the east bay, and a single window in the west bay. The first story has a centered four-window strip. Two rectangular cellar openings in the foundation are now filled with common concrete block. A porte-cochere porch is on the left, formed by the extended roof of the main block supported by two square columns meeting flattened horseshoe arch lintel on three sides. Open to the front, the side and rear of the porch is enclosed by a plain stick-and-rail balustrade. Ornamental iron railings flank the front two-step access. The raised floor is concrete on a beveled block foundation.



**103 Fleet Street, North façade**

The two-bay west facade is more regular. Paired windows are aligned in the north bay, first and second stories, and a single window in the second-story south bay is over a pair on the first story. Two rectangular collar windows are in the foundation.

The three-bay south (rear) facade has a small window centered in the gable, two single windows on the second story east and west bay, and a single window first story, west bay. One window is in the center bay with an exterior door in the east bay. A shed-roof porch, supported by three plain posts enclosed with double railing, shelters the east door and adjacent window, which is reached by stairs on the right corner. There is a cellar window in the west bay of the foundation.

The four-bay east façade has a small, one window shed-roofed square bay in the south bay of the first story. A wood-paneled, four-light entry door occupies the next bay with a single window above on the second story. The north two bays are covered by the porch and have a single window left, and right, the wood-paneled six-light main exterior door. A shed dormer with two small six-light casement windows is centered on the roof.

### 105 Fleet

Built between 1926 and 1927, this rectangular two-and-a-half story, two-bay by three-bay Colonial Revival house has a large central dormer and Doric-columned front porch. It is finished with stucco and has composition shingles covering the side-gabled roof. Resting on a brick foundation, it has an exterior brick chimney on the east, and an interior chimney on the west.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. M

Name: 150 Maryland, 101,103,105,107 Fleet ST, 209,211,213,215 Monroe.

### Continuation Sheet

Number 7 Page 4

This 20th-century interpretation of Colonial style features symmetrical front and side facades and end chimneys. There is a suggestion of Greek Revival style in the central pedimented dormer with prominent friezeboard and full-width Doric-columned front porch. Window treatments, however, are typical of 1920 Craftsman style with paired six-over-one double-hung sashes, now covered with aluminum storm windows.

The two-bay north (front) facade has a large, pedimented, gable dormer with a two sash, six-light casement window centrally located on the roof. A wide friezeboard and crown separates the wide, side returned eaves from evenly spaced paired windows in east and west bays, second-story. The first story has a strip of three windows in the east bay and a modern hollow-core entry door in the west bay. A slightly hipped roof supported by four Doric columns covers a full-width open front porch resting on low brick piers with lattice panels between. There are two wooden steps leading to the porch.



**105 Fleet Street, North façade**

The three-bay east facade has an exterior chimney sectioning it 1/3 north and 2/3 south. Centered in the gable is a six-over-one window. The south bay has paired windows on the first and second stories. The center bay has one window second story and a smaller one-over-one window on the first. Similarly, the north bay, to the right of the chimney, has one window on the second story and a matching smaller one-over-one window on the first story. There are two rectangular collar windows in the foundation.

The three-bay south (rear) facade has one window first and second stories in the two east bays and one in the west bay, second story. At the southwest corner is a hipped-roofed enclosed porch with one window at the rear, and a modern exterior door to the west. A ballasted cellar entrance is in the foundation.

The three-bay west facade has a centered gable window and one window in the north and south bays, first and second stories. One window is centered. There are two cellar windows in the foundation.

### 107 Fleet Street

The subject house faces north on Fleet Street at Monroe and is situated on a large corner lot. An off-street parking area is behind the house, accessed from Monroe Street. Now functioning as a public building, the house has landscaping and is painted like its neighbors, also owned by Montgomery County, giving the block a uniform but utilitarian appearance. Foundations of two outbuildings are located at the southwest corner of the lot.

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. M

Name: 150 Maryland, 101,103,105,107 Fleet ST, 209,211,213,215 Monroe.

### Continuation Sheet

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This frame, three-bay by four-bay, two-and-a-half story house has Colonial Revival detailing. It has a square massing with a Rockville Bay, wrap porch, and rear porch extension. The low-hipped composition shingled roof is gabled over the bay and rear porch, and is broken in front by a gabled pediment dormer. The original rooftop tin covered board gutters remain on the roof, directing water to downspouts at the corners. The house rests on a rough coursed fieldstone foundation and is clad in German siding. There is one wide brick multi-flue chimney on the rear hip.



**107 Fleet Street, North (front) façade**

This house was designed in Colonial Revival style, featuring details such as wide paneled pilasters replacing cornerboards, one-over-one windows with fully architraved lintels, and a Doric columned front verandah with dentilated architrave.



**107 Fleet Street,  
South (rear)**

The four-bay north (front) facade has a central pedimented front gable with a rectangular window (now boarded over) set in a plain surround with a broken pediment top. Paired windows are in the east and west bays on the second story, with a keyed oval tracery window in the center. The first story has one larger window in each of the two east bays, an exterior one-light wood door in the third bay, and one window in the west bay. The one story front verandah wraps around the east side and has a low-hipped roof supported by seven Doric columns. It is connected with a plain stick and rail balustrade, and rests on brick piers in filled with lattice panels.

The three-bay east facade is highlighted by a gable-roofed Rockville Bay on the south. A round window is centered in the gable with two windows on the east and a keyed oval four-light window in the north side of the second story. The three-sided first story bay has one window in the south section, another in the center section, and an exterior door with transom in the north section. An original spool and spindle work screen door remains on this entrance. The north bay of the main

block has single windows aligned on the first and second story. Four steps lead to the verandah on the east side. A rectangular basement light opening in the foundation under the Rockville Bay has been boarded up.

The south facade has an irregular massing created by a gabled rear porch extension. The main block has single windows aligned on the first and second story at the southeast corner. The rear extension is gable topped with a round window in the gable and

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. M

Name: 150 Maryland, 101,103,105,107 Fleet ST, 209,211,213,215 Monroe.

### Continuation Sheet

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two evenly spaced windows under the gable portion of the second story with a smaller window on the east covered by the extended roofline. The first story has a one-story back porch, the west side open and the east side enclosed. The west open porch roof is supported by one turned post with plain stick and rail balustrade. On the facade behind the porch is a window in the west bay and an exterior door to its right. The east enclosed porch has an exterior door on the west side opening onto the open portion of the porch. There is one window on the south and a cellar door at the extreme east in the porch facade. Two boarded-up basement light openings are in the foundation.

The three bay west facade has one window in the north and south bays, both stories. The center bay has a story-and-a-half opening aligned with the second story windows. This center bay has a rectangular Queen Anne window at the top, a decorative moulded panel below, and a one-over-one window at the bottom. A boarded up basement window is in the foundation.

### 150 Maryland Avenue

Built in 1926 and mortgaged by Robert C. Warfield to Rowan and Madelaine Erb on September 15, 1926, this two and a half story colonial revival house retains the most exterior historic fabric of the five homes listed here. The west (front) façade has a Doric columned one-story hipped roof porch with a handicapped access ramp that has been added. The house has a composite asphalt pyramidal-ridge roof with a central north facing hipped dormer containing two small two-over-two windows. A simple molding surrounds the windows throughout. These features, as well as the prominent friezeboard, mirrors the same Greek Revival features as noted in 105 Fleet Street. Window treatments and the extended eaves accentuate the horizontality of the house referencing the Craftsman style.



**150 Maryland Avenue, West facade**

The western portion of the porch has been enclosed with vertical siding. There is one one-over-one metal frame window on the north façade and two one-over-one metal frame windows on the west façade of the enclosed porch. The house is supported by a parged and beveled cinderblock foundation with brick piers.

There are two chimneys. One is located on the interior-end of the rear elevation of the first build. The second chimney is located on the exterior eave wall of the west elevation but has been partially enclosed along the first story by the porch addition. The boxed eave is enclosed with decorative beaded tongue-and-groove throughout. This is the only house out of the four on block two that contains such detail.



# Maryland Historical Trust

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Name: 150 Maryland, 101,103,105,107 Fleet ST, 209,21

### Continuation Sheet

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There is an addition to the rear (east) elevation with a shed roof that extends from the eave of the first build and is supported by brick piers on the northeast corner and beveled concrete block on the remaining portion. Evidence supports that this rear addition was a first story porch of the first build later enclosed with an addition to the second story. This frame addition is sided with stucco on the first story and vertical siding on the second story with a first and second story entrance. A red metal fire escape gives access to the second story entrance. An east protruding door facing north gives access to the cellar at grade. There is one one-over-one metal frame window on the east elevation east of the second story entrance.



**150 Maryland Ave, East façade**

There are two small six-over-one windows on each side of the first story entrance on the northeast corner. The first story entrance is accessible via a modest wooden staircase and railing on the east side. Vertical siding surrounds this first story entrance with a metal storm door and flush exterior door not original to first build. There is a third small six-over-one window south of the first story entrance with an air conditioning unit and iron bars covering the upper sash. A standard six-over-one window is located on the southern portion of the east elevation.

The north elevation contains an entrance at grade with two six-over-one windows on the second story and a stairwell window located between the floors and centrally on elevation. There are three windows on the first story of the north elevation. Each window is six-over-one and positioned directly below the upper story windows. There are two cellar windows in the foundation. Currently, iron bars cover the cellar and two first story windows. An air conditioning unit is in the remaining first story window.



**209 Monroe Street, South and East (front) Facades**

The south elevation contains two bays extended from the first story porches on the east and west facades. There are two standard six-over-one windows on the second story, one on each side of the exterior chimney, each containing an air conditioning unit. On the first story, there is one six-over-one window on the first build of the south elevation. All of the first story windows on the south façade are covered with iron bars not original to the building.

### 209 Monroe Street

This house, built in 1951, exemplifies the cape-cod, colonial revival style that flourished after WWII. Elements of this style represented in this house are the building's overall low, horizontal profile with a low-pitched, end-gabled roof with front and rear dormers. Although providing living space on the second level, it does not have the mass of a full two-story house. Tuscan

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columns support the one-and-one-half-story entry portico and the house is clad with brick and masonry materials. The one-and-one-half story house is two rooms deep and three bays wide with a rear and side addition.

It rests on a brick foundation laid out in all stretcher courses. The building's frame construction is also clad with brick stretcher courses. The porch is a one-story entry portico covered with a front gabled roof. The windows have been replaced with double-hung, six-over-six aluminum sashes, flanked by fixed, louvered shutters. The house is covered with an end-gabled roof with two equally spaced single light front-gabled dormers on the front slope and a near-full width shed-roofed dormer on the rear. The dormers are clad with horizontal replacement siding. The roof is clad with stamped asphalt shingles. The house has one interior brick chimney.

The rear (west) façade continues the cladding and the windows. It has a shed dormer, clad with replacement, horizontal siding. Connected to the rear façade is a one-story addition with a basement. It continues the cladding and roof style as the main portion of the house.

The north façade has a one-story addition. This addition closes in the chimney, which was once an exterior end chimney. The roof and exterior cladding materials are the same as the rest of the house. Its windows are double-hung, one-over-one.

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#### 211 Monroe Street

The houses at 211, 213 and 215 Monroe were quite likely built at the same time and from the same design. All are a rectangular main block of about 28 feet in width by approximately 35 feet in length averaging less than 1,000 square feet on the first story. They have a rusticated pattern concrete block foundation and basement that is exposed on the lower elevation on the south, and a low-pitched front-gabled roof. Each has an attached near-full width front-gabled porch that echoes the pitch of the main roof. The porch has a single rectangular ventilator panel centered in the gable. Although these small houses are vernacular and utilitarian with no stylistic elements that would connect them to Greek Revival, Tudor Revival, or the like, they do have some elements that are derived from the popular craftsman buildings of the 1920s through 1930s. The rusticated concrete block foundations simulate the fieldstone that was used in high style Craftsman homes, and the front porch has a prominent and heavy lintel beam under a deep gable supported by four columns. The windows were detailed with divided lights, which appear to have been preserved in the aluminum replacements. The eaves have a fairly deep overhang. All these elements are commonly found on craftsman-derived popular houses in the 1920s through the 1940s.



**211 Monroe Street, East (front)  
Facade**

The house at 211 is typical of all of them in basic plan. It is a three-bay, one-and-a-half story minimal traditional cottage from the 1930s with a beveled concrete block foundation and replacement horizontal vinyl siding. The three-bay porch has a gable front roof supported by replacement brick piers and a low brick wall, with wooden railings and concrete steps. The roof is covered with composition shingles and has one exterior concrete block chimney. The windows are paired six-over-six or one-over-one and are bordered with fixed, louvered shutters. It differs from 213 and 215 in that it has a one-story end-gabled wing on the south façade with a single bay garage on the lower level, and a one-story, shed-roofed addition to the rear of the house. Many of the house's newer elements, such as the brick columns and vinyl siding, are reversible. There is a gravel driveway and one-car garage on the south side of the house.

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**Continuation Sheet**

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### 213 Monroe Street

This house, like 211 Monroe, is a one-story minimal traditional cottage. The house sits on a rusticated concrete block foundation that supports the frame construction. The exterior cladding consists of horizontal clapboard siding. Covering the front-gabled roof is modern composition shingles. The house is three bays wide, and two rooms deep.

The porch is a full-width, entry porch, supported by a concrete foundation. The floor, columns and balustrade of the porch are made of wood.

Dividing the three-bay porch are four Doric columns. The central door is a single-leaf, wood paneled door. The pediment of the gable front roof is clad with horizontal siding, and has an air vent. The entry façade (east) windows are double-hung, six-over-six windows flanked by fixed shutters. Leading to the porch are three concrete steps.



**213 Monroe Street, South East Facades**

The windows on the rest of the house are also double-hung, six-over-six. The one chimney is made of brick, located on the interior slope of the south façade. Located on the rear (west) façade is a shed roof, one-story addition. It continues the same exterior cladding and treatment as the main portion of the house.

### 215 Monroe Street

This house, like 211 and 213, is a one-story, minimal traditional cottage. The house sits on a beveled and rusticated concrete block foundation that supports the frame construction. Covering the exterior is horizontal siding. Covering the front gable roof is stamped, asphalt shingle. The house is three bays wide, and two rooms deep.

The full-width, entry porch, is supported by a beveled concrete foundation. The floor consists of wood planks. The balustrade and Doric columns are made of wood. The entrance to the house consists of a single-leaf, wood door. The windows are double-hung, aluminum sash, one-over-one, flanked by fixed shutters. The pediment of the front gable roof is clad with horizontal siding, and it has a rectangular vent. Leading to the porch are three, poured concrete steps.



**215 Monroe Street, East Facade**

## 8. Significance

Inventory No.

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> recreation	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning	<input type="checkbox"/> exploration/	<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation	<input type="checkbox"/> settlement	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: <u>local history</u>

**Specific dates** 1904; 1926-1940 **Architect/Builder** T.C. Grooms (107 Fleet Street)

### Construction dates

Applicable Criteria: ☒ A ☒ B ☐ C ☐ D

Level of Significance: ☐ National ☐ State ☒ Local

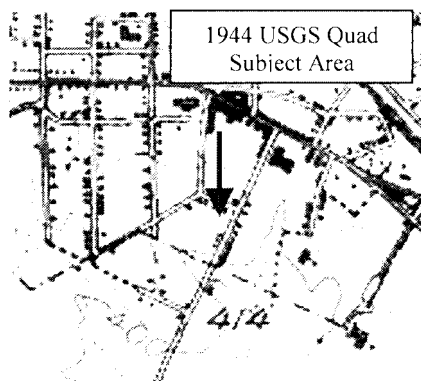
Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

### SIGNIFICANCE

The properties on Block 2 of Rockville Heights represent an intact streetscape illustrating the history of the Rockville Heights subdivision. The houses on Maryland, Fleet and Monroe Streets are unified in their design period, featuring front porches and lots that allowed the outdoor uses essential to the period. They are uniform in front setbacks, lot size and layout in their economic class, and retain their residential appearance. Each of the homes maintains a distinctive individuality of important to the upper middle class and residents of more modest means who inhabited them. The dwellings were built between 1904 and 1940 and represent a library of architectural styles that span economic means, and represent a concise history of the development of Rockville Heights in the first half of the 20<sup>th</sup> Century.

Four of the homes (101,103,and 105 Fleet Street and 150 Maryland Avenue) were built for Robert C. Warfield and were privately owned residences until their purchase by the Montgomery County government. Adapted to accommodate several small government agencies, much of the residential character has been preserved.

Rockville architect Thomas C. Grooms used high style Georgian architecture to design the 1904 house at 107 Fleet Street. The Robertson family occupied the home for 65 years until its adaptation by the Montgomery County government for use as a medical clinic and office.



The houses at 209-215 Monroe (Block 2, Pts 3, 4, and 5) though platted with Rockville Heights, were likely constructed in the late 1930s on land owned by investor Malcolm McConihe. These basic frame dwellings are modest by comparison with those along Fleet Street and Maryland Avenue and do not convey the same sense of prosperity as the larger, more prominent houses along Fleet and

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Maryland. These four houses do not share an association with either the Warfield or the Robertson families.

### HISTORY AND SUPPORT

The 1889-90 platting of "Rockville Heights" on the old Carter farm attracted real estate Investors from Washington City, such as D.C. hotelier Malcom McConihe, as well as local elite families of Rockville who built houses there in the blocks convenient to the town center.<sup>1</sup> The plan called for wide boulevards, circles, parks and lakes; similar features to those planned for the competing West End park development. The large homes built by the Vinson, Peter, Warfield, Bouic and Robertson families were located in the most northern blocks of the Rockville Heights development and very little development occurred further south.<sup>2</sup> Until late in the second quarter of the 20th century, most of Rockville Heights remained open fields and meadowlands. Monroe Street and Maryland Avenue ended abruptly at these vacant lands, and the gradual abandonment of the planned 32-block subdivision is documented in six Equity cases.<sup>3</sup>

#### 107 Fleet Street (Robertson House)

Judge John T. Vinson purchased the site of the subject house (Lots 1 4 2 of Block 2) from agent Frank Higgins In June, 1890. The property changed hands twice more that year, lastly to Mr. and Mrs. Lee Offutt who held the property undeveloped until 1902.<sup>4</sup>

In 1902 Clifford H. Robertson, a young attorney and junior partner in Frank Higgins' law, Insurance, and real estate practice, purchased the lots. Shortly afterwards, he married Lilian Keiser of Alta Vista in Bethesda, and the newlyweds moved into their new home in 1904.<sup>5</sup> Local architect Thomas C. Groomes designed and built this home in a style based on the revival of colonial architecture. The Robertson home imitates the late Georgian period with classical vocabulary such as full entablatures on the columned porch and corner pilasters. The front facade features a Georgian tracery window on the second story, and molding of a broken scroll pattern outlining the attic light in the pedimented gable. However, elements of the late 19th century styles linger with the airy verandah, and the shallow two-story bay on the east side. The large one-over-one windows area also carried over from the late Victorian vocabulary, although here they are surrounded by a full architrave with cornice.

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<sup>1</sup> Robert Carter was Register of Wills for Montgomery County, Three of the Carter sons had died of typhoid fever before 1880, His only living daughter was married to hotelier-businessman J. Maury Dove who at various times owned the Shoreham, Raleigh and Willard Hotels. Washington Investors included Malcolm McConihe of the William Corcoran Hotel Co., who owned whole blocks of the Heights until after the 1930s. (Proctor, Washington Past and Present, Vol. IV, p 707-708, tax Assessments, 1930 City Plats, and newspaper abstracts.)

<sup>2</sup> Memoirs of William F. Prettyman, Albert Bouic, Barney Welsh.

<sup>3</sup> Montgomery County Plat A56 and undated "Prettyman Plat" #90 in Montgomery County Historical Society Collection

<sup>4</sup> Montgomery County Land Records, TA 19/263 (1890), JA 27/20 and TD 22/169 (1902).

<sup>5</sup> Interview with Elizabeth Robertson, January 1986 by Eileen McGuckian.

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The early Rockville development of Rockville Heights created a park-like environment in close to the downtown area but away from the commercial and industrial areas. The proximity to the courthouse district provided appeal to the professional class. The Robertson family added lot 3 to its holdings (on which was laid out a tennis court) which gave their property the dimensions of 200 feet along (then) Maryland Avenue by 240 feet along the east side of Monroe Street.<sup>6</sup> Mr. Robertson prospered in his legal and business activities. His interest in Rockville history sparked a newspaper quiz on the subject that ran for several weeks in the Montgomery County Sentinel in 1938, arousing discussion about the people, events and physical characteristics of the Town during its first 150 years.<sup>7</sup> The Robertsons occupied the house until its sale by Miss Elizabeth Robertson to the Montgomery County government in 1969.

In the late 1960s the needs of both City and County governments for expanded office space and parking facilities resulted in the demolition of several of the Rockville Heights houses on the north side of Fleet Street where the County parking garage is now located, including Dr. Warfield's grand house. The County purchased the four houses on the north side of Block 2. Maryland Avenue was rerouted, and the Robertson House became number 107 on Fleet Street.<sup>8</sup> The house was unaltered at the time of its sale, and was gradually rehabilitated by Montgomery County for use as a medical clinic and office.

### 101, 103, 105 Fleet Street and 105 Maryland Avenue

Another story of Rockville Heights is told through the properties of Dr. Robert C. Warfield. Robert C. Warfield was "raised on a farm on the edge of Laytonsville and attended University of Maryland Dental School."<sup>9</sup> "Robert C. Warfield was the only dentist in Rockville for many years."<sup>10</sup> His first dental office was located over Vinson's Drug Store.<sup>11</sup> According to his son, Gaither P. Warfield, Robert Warfield was on call twenty-four hours a day practicing all aspects of dental work including pulling teeth and making dentures. Dr. Warfield often gave credit to patients and took food in exchange for services provided.<sup>12</sup> He met his wife, Maggie Webb, in Baltimore where she was a teacher.<sup>13</sup> Maggie Webb-Warfield was a very active member of Rockville society.<sup>14</sup> She was a substitute teacher and very involved in the Rockville Women's Club. Maggie Warfield had many friends in Montgomery County and in Kensington, including the mother of Mrs. Dexter Bullard.<sup>15</sup>

<sup>6</sup> This lot was later sold to the Hurleys who constructed the present house on Monroe Street (Miss Robertson).

<sup>7</sup> Montgomery County Sentinel issues of 1938 from April to July.

<sup>8</sup> Plats, Maps and Drawings - City of Rockville 1972-1980.

<sup>9</sup> Peerless Rockville, interview with Gaither P. Warfield, 19 August 1986.

<sup>10</sup> Peerless Rockville, interview with Gaither P. Warfield, 19 August 1986.

<sup>11</sup> Ibid.

<sup>12</sup> Peerless Rockville, interview with Gaither P. Warfield, 19 August 1986.

<sup>13</sup> Ibid.

<sup>14</sup> Peerless Rockville, interview with Gaither P. Warfield, 19 August 1986.

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The Warfield's large house was located at 200 Maryland Avenue and no longer exists.<sup>16</sup> It was on a two-acre site on the north side of (present) Fleet Street and built before the turn of the century. Life at the Warfield residence at 200 Maryland consisted of a small farm with two horses, two cows, chickens, an icehouse, well, pump, and smokehouse.<sup>17</sup> Dr. Warfield owned "one the first cars and telephones in Rockville."<sup>18</sup> A commode was added to the house when "Rockville put in catalyzation."<sup>19</sup>

In an interview with Peerless Rockville's Eileen McGuckian, Gaither P. Warfield notes his "father [Robert C. Warfield] built four houses on Maryland Avenue (now Fleet Street) circa 1913-1915. When the mortgage on the unsold acreage, 296 acres of "Rockville Heights" was sold by foreclosure in 1914. Dr. Warfield invested in land across the street from his house. He purchased lots 6, 8, and 10 in Block 2.<sup>20</sup> Presently those are parts 1,2,6,8, and 10 of Block 2. Although Robert L. Warfield and Robert C. Warfield purchased the property, as noted on the Montgomery County Land Record liber 250 folio 11, on 9 April 1915 from Malcolm S. and Eleanor Moran McConihe, the houses were not built until 1926.<sup>21</sup>

Between 1926 and 1927 Dr. Warfield financed the construction of the three houses across the street from his home at 101 and 105 Fleet Street and 150 Maryland Avenue, which were then sold to prominent Rockville families. The houses at 101 Fleet and 150 Maryland Avenue were purchased by Rowan and Madelaine Erb in 1926 and remained in that family until its sale to Montgomery County in 1969. The 105 Fleet Street lot and house became the property of May E. Fisher in 1927 and was later owned by Rockville lumber merchant Leland Fisher until its sale to Montgomery County.<sup>22</sup> It still carries its full-width, one story porch with Doric columns. Robert C. Warfield and Susan N. Warfield, his wife, sold the house located at 150 Maryland Avenue to Rowan F. Erb and Madelaine Erb on September 15, 1926.<sup>23</sup>

In 1936, a smaller cottage was built between the two earlier houses on Fleet Street. The residence has a steeply-pitched front gable which composes the front façade, and illustrates the eras stylistic mix of clean geometric lines with "romantic" echoes of a past age, here done in faintly Tudor style. This house remained in the Warfield family, who used it as a rental property, descending to Rev. Gaither P. Warfield who sold it to the County in 1966.

<sup>15</sup> Ibid.

<sup>16</sup> Peerless Rockville, interview with Gaither P. Warfield, 19 August 1986.

<sup>17</sup> Ibid.

<sup>18</sup> Ibid.

<sup>19</sup> Ibid.

<sup>20</sup> Montgomery County Land Records, Liber 242/259 (1914).

<sup>21</sup> The property lines as purchased by Robert C. Warfield on stated Montgomery County Land Record liber 250 folio 11 is corrected on deed liber 408 folio 404 (1926).

<sup>22</sup> According to Gaither Warfield, the first house, 105 Fleet, was sold to Frank Richardson. Peerless Rockville, interview with Gaither P. Warfield, 19 August 1986.

<sup>23</sup> Montgomery County Land Records, Liber 408 Folio 404 dated September 15, 1926.



# Maryland Historical Trust

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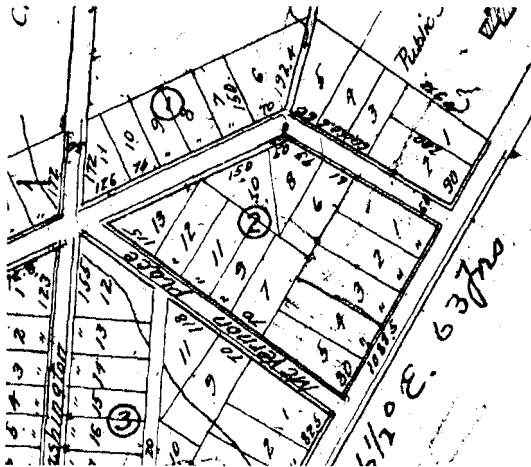
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#### 211, 213, 215 Monroe Street



**Detail of Rockville Heights Plat  
1890**

Investor Malcolm S. McConihe was a wealthy man, an owner of the William Corcoran Hotel Co. in Washington D.C. and a speculator and investor in real estate. His investment probably stemmed from the association with He owned most of Block 2 of Rockville Heights. As previously described, lots 1,2, and 3 were sold to Clifford Robertson for his house and yard at 107 Fleet Street and lots 6, 8, and 10 were sold to Dr. Warfield.

Malcolm McConihe retained the present wooded portion of the block, lots 7,9,11,12 and 13 until his death, at which point his heirs, F. Moran McConihe Jr. and M.S. McConihe inherited it. Except for lot 13, which fronted on Maryland Avenue, these lots were not accessible or developable without the construction of Mt. Vernon Place. Lots 4 and 5, which fronted on Monroe

Street, were developable. All the lots along Monroe Street were platted as 80 feet wide and 200 feet deep or 16,000 square feet per lot. This was suitable for a large two-story house and yard, but not necessary for smaller houses. The three small houses that were built on the lots are approximately 28 feet wide by 35 feet deep on lots of about 10,000 square feet, more or less. The two lots were resubdivided by deed rather than by plat. In other words, the new lot lines were established in the Deed of sale rather than by a plat entered into the land records. Therefore, 211 is built on part of lot 4, 213 is built on parts of lots 4 and 5, and 215 is built on part of lot 5. Presently, all of the original lots of Block 2, Rockville Heights, have been resubdivided by Montgomery County into three large parcels. The houses were built by 1944 and are evident as footprints on the USBS map of the Rockville Quadrant dated 1944. As these maps are compiled earlier than the published date, it can be assumed that the three houses were present before 1944 and were built by the McConihe family.

The house at 215 Monroe provides evidence of the informal subdivision and lot ownership. It has been shown from the 1944 USGS map that these three similar houses existed early in 1940, if not before. At least one of them was a rental house. The first sale is referenced in a 1947 Deed from John L. Shea and F. Moran McConihe, Trustees of the estate of Malcolm S. McConihe, on March 12, 1947 to Estelle M. Sullivan, unmarried, of the District of Columbia.<sup>24</sup> A Deed of Trust was recorded to Malcolm S. McConihe and Eleanor W. McConihe for \$4,300 at an interest rate of 5% per annum. Monthly payments were \$40. The land was described as "lot numbered Three (3) of the original Lots numbered four (4) and Five (5) in Block numbered Two (2) of a subdivision called "Rockville Heights", Montgomery County."<sup>25</sup> The lot was described as 8,600 square

<sup>24</sup> Montgomery County Land Records, Liber 1071, Folio 123-124 (1946).

<sup>25</sup> Montgomery County Land Records Liber 1271 Folio 124 ff. (1947).

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feet next to Mt. Vernon Place. The lot was subject to a telephone company right of way and a sewer right of way granted to the Mayor and Council of Rockville.<sup>26</sup>

The houses numbered 211 and 213 were built at the same time to the same design and undoubtedly by the McConihe heirs for speculative sale or as rentals. One of the remaining lots was listed in the Rockville public utility records as 10,800 square feet.<sup>27</sup> The street address is not noted, but it appears to have been listed on the file card as original lot 4. This record may pertain to 213 Monroe, but it is not clear in the files. The first name, handwritten in ink, is Daren J. and Mary Flitcroft with no date. In typescript, successive owners John C. & M.W. Mackey and John and M.C. Levesque '58 are noted. Montgomery County is listed as owner as of '69. None of these owners are listed in Peerless Rockville files or are known to be influential or significant individuals to the City of Rockville.

The other house on Pt. Lots 4 & 5, Block 2, was sold to the Mayor and Council of Rockville in 1973. It was subsequently traded to Montgomery County for other land. Other file card is for Block 2, lot 2, 10,800 square feet with no tax number. It is unclear if this applies to original lot 2 owned by Robertson, or the second lot in the informal subdivision. The owners of this lot are Harry D. Parrish, John E. and J.M. Lancaster -'61, and Montgomery County '69. None of these owners are listed in Peerless Rockville files or are known to be influential or significant individuals to the City of Rockville.

Lot three (3) Block 2 of Rockville Heights, the lot for 209 Monroe, was sold in May, 1949, by Clifford H. Robertson, widower, to Dwight P. and Ethel F. Hurley.<sup>28</sup> This is the site of the former tennis court. It is assumed that the Hurleys built the brick Cape Cod style house at 209 Monroe shortly after their purchase. The lot is listed in the City of Rockville public utility file records 4-225-205042, 16,000 square feet and D.P. & E.F. Hurley is handwritten in ink. The next entry is in typescript, Montgomery County, '70. The Hurley family is not known to be influential or significant individuals to the City of Rockville.

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<sup>26</sup> Ibid.

<sup>27</sup> City of Rockville public utility ownership file cards located in the Planning Department. File cards are present for tax ID numbers 4-225-1629647, 4-225-1629294, 4-225-1629658, 4-225-204993, 4-225-205007 and 4-225-204947.

<sup>28</sup> Montgomery County Land Records, Liber 1257, folio 173 (1947).

## 9. Major Bibliographical References

Inventory No. \_\_\_\_\_

Montgomery County Land, Plat and Will records. City of Rockville public utility file card records; Interview with Elizabeth Robertson, January 1986. Memoirs of William F. Prettyman, Albert Bouic, Barney Welsh.  
Montgomery County Plat A56 and undated "Prettyman Plat" #90 in Montgomery County Historical Society Collection  
Montgomery County Sentinel issues of 1938 from April to July. Peerless Rockville, interview with Gaither P. Warfield, 19 August 1986. Proctor, Washington Past and Present, Vol. IV, p 707-708, fax Assessments, 1930 City Plats, and newspaper abstracts.

## 10. Geographical Data

Acreage of surveyed property \_\_\_\_\_

Acreage of historical setting \_\_\_\_\_

Quadrangle name \_\_\_\_\_

Quadrangle scale: \_\_\_\_\_

### Verbal boundary description and justification

Houses at 150 Maryland Avenue, 101, 103, 105 and 107 Fleet Street, 209, 211, 213 and 215 Monroe Street. Block two, original lots 1-5, 6,8 and 10 of Rockville Heights..

## 11. Form Prepared by

name/title City of Rockville staff

organization

date 6/09/2005

street & number 111 Maryland Avenue

telephone 230-314-8230

city or town Rockville

state MD

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust  
DHCD/DHCP  
100 Community Place  
Crownsville, MD 21032-2023  
410-514-7600

Bibliography:

# Maryland Historical Trust

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MHT forms: M:26/22/4 (107 Fleet Street) and M:26/22/5 (Fleet Street Houses.)

Interview with Elizabeth Robertson, January 1986.

Memoirs of William F. Prettyaan, Albert Bouic, Barney Welsh.

Montgomery County Courthouse Land Records Liber 413 Folio 144.

Montgomery County Land Records, Liber 242/259 (1914).

Montgomery County Land Records, Liber 408 Folio 404 dated September 15, 1926.

Montgomery County Land Records, TA 19/263 (1890), JA 27/20\*1 and  
TD 22/169 (1902).

Montgomery County Plat A56 and undated "Prettyman Plat" #90 in Montgomery County Historical Society Collection  
Montgomery County Sentinel issues of 1938 from April to July.

Peerless Rockville, interview with Gaither P. Warfield, 19 August 1986.

Proctor, Washington Past and Present, Vol. IV, p 707-708, fax Assessments, 1930 City Plats, and newspaper abstracts.

Excerpt from HDC Meeting Minutes June 16, 2005

### **III. EVALUATIONS FOR HISTORICAL, ARCHITECTURAL OR CULTURAL SIGNIFICANCE**

#### **Robertson-Warfield Historic District**

Planner Spillers presented the proposal for the Warfield-Robertson historic district that included the following properties: 101,103,105, and 107 Fleet Street, 150 Maryland Avenue, and 209, 211, 213, and 215 Monroe Street. 107 Fleet Street was recommended to be a landmark, and 209 Monroe Street was recommended to be a non-contributing house. Spillers used pictures and maps to support the case for the designation of the district, as they were all originally platted for the Rockville Heights Community in the early twentieth century. The houses represent the early development patterns for the City of Rockville. As such, the properties have the same setbacks, lot size and residential appearance.

Two developments occurred in this location. Robert Warfield, who was Rockville's first dentist, purchased 101,103, and 105 Fleet Street and 150 Maryland Avenue. He then developed the lots and sold them to prominent Rockville families. 107 Fleet Street was purchased by Clifford Robertson, a local attorney. This house is especially significant because it was designed and built by local architect, Thomas Groomes.

The Monroe Street lots were developed by Malcolm Stuart McConihe. The houses located at 211, 213, and 215 were built by the 1930s according to deed research. The house at 209 Monroe Street was built in the early 1950s, and thus should be considered a non-contributing structure.

Planner Spillers recommended that the district is eligible for designation under National Register Criteria A and B, for architecture and local historic significance. She supported Criteria A with the Fleet Street properties as well as 150 Maryland Avenue, as they represent good examples of early twentieth century, high-style architecture. This is especially evident with Groomes' high style Georgian architecture of the 1904 house at 107 Fleet Street. The Robertson family occupied the home for 65 years until its adaptation by the Montgomery County government for use as a medical clinic and office.

Representing the Executive Branch of the County Government, Lisa Rother offered her comments in opposition to the district both on paper and orally. She explains that the lots can provide a gateway to Town Center. She also proposed that the sites be used for mixed-income housing in the future. The County believes that this can be an economical asset as the County is looking to develop the land with a private/public partnership. She stated that the houses may be old, but do not adhere to Criteria A nor B. They lose integrity, as the sites do not represent a concise history. Rockville Heights never materialized and thus the houses do not represent a development pattern that was actually achieved.

Sandra Robertson-Costrage, (221 South Washington), grand-niece of Mr. Robertson, offered testimony in favor of the district. She noted that she felt that she was denied the proper notice, as she did not receive a postcard. Planner Art Chambers explained that she was given more than enough notice via the Internet and the sign that was placed on the properties and that the City is not obligated to send postcards.

Ms. Rother stated that none of the Fleet Street properties, or the Monroe Street Properties was listed in an edition of Rockville's Catalogue of Historic sites. Commissioner Balgooy inquired about the purpose of the list. Eileen McGuckian, of Peerless Rockville, explained that although the houses were not listed in the Catalogue, it was never meant to be an all-inclusive list. Furthermore, it was meant to be an inventory of homes that have historic integrity. (Staff note, the Warfield houses on Fleet Street were not individually listed, but listed as a group. The Robertson House at 107 Fleet was listed individually. The properties on Monroe Street and 150 Maryland Avenue were not listed in the historic buildings catalog.)

The Commissioners decided to redraw the staff suggested boundaries around the proposed district. The newly proposed district will comprise of the Fleet Street and Maryland Avenue properties. The Monroe Street properties will be evaluated at a later date as another proposal for designation.

After going through the Criteria of Eligibility Form, the commissioners decided that it demonstrates the work of a master, that it represents distinction, and that it has visual features that warrant designation. Furthermore they determined that the district has cultural significance to the local history of Rockville, and that it has character defining elements. All of the Fleet Street properties are eligible for designation due to their architectural significance.

**MOTION:**

Commissioner Balgooy moved, seconded by Commissioner Moloney to find that the Fleet Street properties and 150 Maryland Avenue meet the criteria of eligibility for City of Rockville District Designation and should be recommended to the Mayor and Council as meeting the criteria for designation as a historic district.

**VOTE:** 3-0



## STAFF RECOMMENDATION

July 6, 2005

**TO:** Historic District Commission

**FROM:** Shelby Spillers, Preservation Planner

**SUBJECT:** Continued Evaluation of Proposed Warfield-Robertson Historic District

**DESCRIPTION:** 209, 211, 213 and 215 Monroe Street; Rockville Heights

**OWNER:** Montgomery County, Maryland

**STAFF RECOMMENDATION:** At the June 16, 2005 Historic District Commission (HDC) Meeting the HDC evaluated the properties located at 150 Maryland Avenue, 101,103, 105 and 107 Fleet Street, and 209, 211, 213, 215 Monroe Street for their significance to Rockville's history. The HDC recommended to the Mayor and Council the designation of 150 Maryland Avenue, 101,103, 105 and 107 Fleet Street as a historic district, but stated that they lacked enough information on the properties located at 209, 211, 213, 215 Monroe Street to make an informed decision. Specifically, the HDC questioned whether those houses would be better suited for inclusion in some other or a separate historic district. The HDC requested staff to conduct additional research to answer this question.

Staff conducted research using the original subdivision plats entered into the records of Montgomery County, MD and on file with the State of Maryland. It also surveyed Atlases of Real Property Ownership in Montgomery County Maryland located at the Montgomery County Historical Society and maps and historic archives at Peerless Rockville. The relationship between the houses at 209-215 Monroe Street and the opposing and adjacent single-family homes on Monroe Street was examined. Staff has determined that the lots located opposite to the subject houses on Monroe Street were platted separately and much later than Rockville Heights. Rockville Heights was platted between 1889 and 1890. The subdivisions on the east side of Monroe Street, known as Casey's and Blandford's Additions to Rockville were platted between 1941 and 1947. See Attachment for plats. The houses at 211-215 Monroe were constructed circa 1928 and the house at 209 Monroe was built in 1954. The houses on Lots 1-6 of Casey's and Blandford's Addition to Rockville were constructed between 1938 and 1942. The houses on Lots 7-12 of the Casey Addition were constructed in 1948.

Based on the facts and evidence outlined in this document and in the attached Maryland Historical Trust Site Inventory form, staff finds that the Monroe Street properties in Rockville Heights do not have a development, ownership, stylistic, or chronological association with the Monroe and Blandford Street houses in Casey's and Blandford's Addition to Rockville. All were built in the second quarter of the 20<sup>th</sup> Century, a fact that does not provide a thematic link by itself to create a district.

Therefore, if the HDC finds that the houses on Monroe Street lack historic, architectural or cultural significance and not eligible as a three property historic district, the lines of the proposed Fleet Street and Maryland Avenue historic district should be drawn to exclude them.

The Commission had previously gone through the criteria for designation as a single site landmark historic district and determined that the house has been “substantially altered” under the integrity criteria. The only criterion that was found applicable was that it was a familiar neighborhood feature. The Commission concluded that no additional information was presented to render the building eligible for historic designation and that it should not be recommended for a Map Amendment to the Mayor and Council.

**MOTION:** Commissioner Moloney moved, seconded by Commissioner van Balgooy to find that 339 Lincoln Avenue does not meet the single site criteria of eligibility for City of Rockville Historic District Designation.

**VOTE:** 3-0

**A. Robertson-Warfield Historic District – 209, 211, 213 and 215 Monroe Street  
(continued from June 16, 2005)**

Chairman *Pro Tem* Hartranft asked if the item was properly advertised and received an affirmative reply. She again asked that since this was a continuation to receive specific additional information, that only new information and testimony be offered.

Planner Spillers stated that the Commission had previously determined that the houses at 101,103,105, and 107 Fleet Street and 150 Maryland Avenue met the criteria for historic designation as a district and were recommended for a map amendment to the Mayor and Council. The Commission was not sure if the houses at 209, 211, 213, and 215 Monroe Street should be considered for a separate district or for a larger one with the houses across Monroe Street.

Ms. Spillers stated that the houses were not connected to the houses across Monroe Street. The houses across Monroe were developed as part of Casey’s and Blandford’s Subdivisions in the 1940s to 1950s. They are post-WWII houses whereas the Rockville Heights houses are pre-WWII. The Monroe Street lots in Rockville Heights were developed by Malcolm Stuart McConihe and were built in the late 1920s. The house at 209 Monroe Street was built in the early 1950s, and thus should be considered a non-contributing structure to the Rockville Heights houses. Planner Spillers did not recommend the three houses eligible as a district, nor were they connected by age or development to the Casey and Blandford houses. She reported that a letter concurring with staff’s recommendation had been submitted by Lisa Rother, representing the Executive Branch of the County Government, and copies were given to the HDC and entered into the record.

The Commissioners concluded with the proposed district consisting only of the Fleet Street and Maryland Avenue properties. The Monroe Street properties were not recommended to the Mayor and Council as eligible.

Ms. Spillers asked the Commission for its recommendation for a name for the district. She had used Warfield-Robertson for the families involved. The Commission preferred to stick with regional names and, after consulting with staff on potential for confusion, recommended the name be Rockville Heights Historic District.



**MOTION:**

Commissioner Balgooy moved, seconded by Commissioner Moloney to find that 211, 213, 215 and 209 Monroe Street do not meet the criteria of eligibility for City of Rockville Historic District Designation.

**VOTE:** 3-0

**IV. APPLICATION FOR CERTIFICATE OF APPROVAL**

**A. HDC2005-00337**

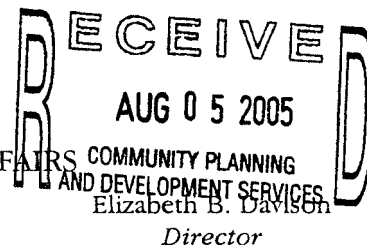
Applicant: Stephen Reilly  
Address: 117 West Montgomery Avenue  
Request: Replace walkways, build patio, remove mature trees.

Chair *Pro Tem* Hartranft read the following statement. "In accordance with our legal responsibilities, I hereby enter into the record the following items: notice of public hearing, adopted design guidelines and amendments, Secretary of the Interior's Standards and Guidelines, resumes of commissioners/ commission staff/consultants used by the commission, the staff report including application and attachments, record of any previous related hearings, and any letters sent to the Commission on the case."

Planner Robin Ziek stated that the applicant wished to replace the existing brick walkways and construct a rear patio and walkway to the parking area using Belgard concrete pavers in a cobble pattern in "Range Fossil Beige" color. Mr. Reilly is also requesting removal of the arborvitae screen in front of the house and several dying or failing trees. Staff presented photos of the house, walkways and trees as well as concrete pavers installed at Friends Park. She noted that the guidelines call for retention of original materials where possible and that her survey of the surrounding houses of this period in the historic district found that all used actual fired clay bricks in traditional terra cotta red for sidewalks. She also examined the Reilly sidewalks and found them mostly intact, with some variety in red color, but consisting of a durable hard fired old brick with a few broken bricks as reported by the owner. She believed that enough old bricks could be found to relay at least the front and side walkways to the porch. More breakage can be avoided by having them relaid on a firm base. Commissioner Maloney noted that old brick is more durable than concrete, with a handmade character of its own and appropriate for the age of this house.

Staff recommended that the streetscape sidewalks utilize the existing bricks relaid on a proper base with side curbs and with adequate care taken to protect the roots of a mature walnut and poplar tree. Ms. Ziek stated that concrete pavers are appropriate to distinguish the patio and new walkway as a modern addition, and suggested that there might be flexibility with the color for the new patio and rear walkway, but that there could be flexibility in terms of color although a red tone would be more compatible with the overall site and district. As for the trees, they are not historic and were not present in photos taken in the 1980s. Approval was recommended for all the tree removals with the City Forester's concurrence. Staff thanked Mr. Reilly for proposing to restore the view of this wonderfully detailed house to the public.

In response to a question from Commissioner van Balgooy, staff stated that the age of the sidewalk could not be determined, but it was at least 50 years old.



## DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Douglas M. Duncan  
County Executive

August 3, 2005

Mayor and Council of Rockville  
Rockville City Hall  
111 Maryland Avenue  
Rockville, Maryland 20850

## Routed To:

☒ Council  
☒ City Clerk  
☒ City Manager

☐ City Attorney  
☐ Council Support Specialist  
☒ Other Art Chambers

Dear Mayor Giammo and Council Members:

I am writing to seek your support and your partnership to help make an excellent development concept a reality. As you know, the County owns the site located at Fleet Street and Maryland Avenue. It is developed with nine structures that have been used as government offices for the last several decades. We are excited about the opportunity to work with the City on creating a new development at this site that will provide a distinctive gateway to the redeveloping Town Center. We have made a financial commitment to the Town Center project and are happy to enhance our participation through development of this property that we have owned and maintained for almost 40 years. While we concur with the Historic District Commission's (HDC) recommendations not to include the houses at 209, 211, 213 and 215 Fleet Street in the historic designation recommendation, we disagree with the recommendation of the HDC that the Fleet Street houses should be placed in a historic district. We therefore request that you do not authorize filing for a historic district rezoning through the Sectional Map Amendment process because the property does not have the required significance to the City to justify such a process.

This is a classic case of competing public policies. While it is important that the City preserve the most noteworthy examples of its heritage, it is also becoming increasingly urgent that the City and County provide affordable housing and workforce housing. The rising cost of housing has created many problems, ranging from increased commutes and traffic, to rising homelessness to difficulties of our major employers in attracting and retaining critical staff. This site has the potential to become an example of a new approach to providing mixed income housing. In our view, this is goal makes better use of the site than preserving some older but not noteworthy structures.

Mixed-Income Housing Program

The development on the Fleet Street site can create a model mixed-income housing program that will further the City and County's goals for affordable housing, and will be a significant public-private partnership at a site with high visibility. Our vision for the development will include:



Office of the Director

- Twenty percent (20%) of the units for lower income persons, and
- Forty percent (40%) of units will be for those in the workforce housing category, that will be restricted to workers earning up to 120% of median or approximately \$107,160 in 2005 for a four person household.
- Forty percent (40%) of the units would be at market rate.

Workforce housing provides housing at a price that is affordable to many critical workers, including many public employees such as City of Rockville workers at many levels; one City worker has already inquired with the County about the workforce housing program.

The units are anticipated to sell for approximately \$145,000 for the HOC units and approximately \$325,000 for the workforce housing units; market rate would be in the \$700,000 and up level. Price caps on the units would be established for a period of time modeled on the existing Moderately Priced Dwelling Unit (MPDU) program. One of the main reasons we are able to include such a large percentage of below market rate housing is due to the public ownership of the land, as well as having a group of market rate units.

This mix and pricing of units is similar to the highly-touted project that is being completed by the Rockville Housing Enterprise at Moore Drive. Such projects implement stated policy goals for creating attractive neighborhoods that are affordable to persons with a mix of incomes and ages. By working with the City, soliciting neighborhood input and implementing quality design and construction, the project will create a well-planned community that is architecturally respectful of the existing neighborhood and creates value for current and future residents.

We believe that our recently completed Request for Development Proposal (RFP) process has allowed us to find the best private sector partner for the project, one that will bring the resources and creativity of the private sector to the site. We selected Eakin/Youngentob and Associates (EYA), one of the top residential developers in the area, as a partner. With the expertise of EYA, the proposed project will become a model of high quality urban infill with appropriate architecture, massing, scale, landscaping, and siting for the new units. Infill development of the quality that we expect on this site is critical to the future strength of the Town Center, and we are pleased to have the opportunity to partner with the City and a private developer to make the vision a reality. EYA's experience in constructing quality housing developments with workforce and affordable housing elements is critical to the success of the Fleet Street project. The fact that they first specialize in market-rate housing, yet have the experience and capability to deliver quality workforce and affordable housing, makes them stand out among developers. Information on EYA's corporate capabilities and previous public-private partnerships is attached.

Mayor Giammo and Council Members  
August 3, 2005  
Page 3

### Historic Designation Consideration

We appreciate the City's willingness to expedite Historic District consideration for the site. We concur with the HDC's recommendations not to include the houses at 209, 211, 213 and 215 Fleet Street in the historic designation recommendation. With regard to the houses on Fleet Street and Maryland Avenue, we disagree with the recommendation of the HDC that these houses should be placed in a historic district. We request that you do not authorize filing for a historic district rezoning through the Sectional Map Amendment process. We do not believe that the property has the required significance to the City for you to authorize such an application. In order for the City and County to recognize the affordable housing objectives at the site, the property must be free of encumbrances. However, the on-going review by the Historic District Commission has the potential to delay, at best, and derail, at worst, the County's plans for this property.

In its analysis, the Rockville HDC staff concluded that the properties are significant based on the criteria (including A and B) for evaluation that states that the district:

"Possesses integrity of location, design, setting, materials, workmanship, feeling, and association, and that are associated with events that have made a significant contribution to the broad patterns of our history, and that are associated with the lives of persons significant in our past."

### Rockville Heights Subdivision Never Completed

We disagree with this analysis for several reasons. First, it is stated that the dwellings represent "a concise history of the development of Rockville Heights in the first half of the 20<sup>th</sup> Century." In fact, the documentation of the project includes facts that show that the planned 32-block Rockville Heights subdivision never materialized. It states that the properties remain "an illustration of the optimism of what might have been." However, what might have been never was. The subdivision languished, and only a small portion of the grand plan materialized. The small portion of what might have been is not even intact, considering that several of the Rockville Heights houses on the north side of Fleet Street, including Dr. Warfield's grand house set on a two-acre parcel, were demolished in the 1960s to make way for the County parking garage and expanded office facilities. Several historic buildings in this area were also demolished to create the development parcel for City Hall. In addition, the setting has been compromised by road widening of both Maryland Avenue and Fleet Street, in particular the house at 101 Fleet Street, which has a much reduced lot area because of road widening on two sides.

Buildings and Site are not Historically Intact

According to a Maryland Historical Trust analysis of the properties done in 2000, in connection with state funding for the Town Center project, "recent street and modern office construction, and the fact that the subdivision never fully developed have diminished the subdivision as it was implemented and can't convey the intended plan. Therefore, the property does not possess an association with significant events or trends, and is not eligible under Criterion A."

No Direct Association with Significant Persons

With regard to Criterion B, association with significant persons in the past, we do not believe that the involvement of Clifford Robertson, the "young attorney" who became a successful businessman, and Robert C. Warfield, "the only dentist in Rockville for many years," raises the significance of the house's inhabitants to the level that would suggest historic designation. Warfield's own home was demolished, and the fact that he invested in additional land across the street does not raise the association with him to that required for historic designation. Mr. Robertson's knowledge of the history of Rockville, while interesting, does not provide a basis upon which to designate his home.

Modern Additions and Changes in Use

We further conclude that the houses are not intact examples of the architectural styles of the time. The HDC staff analysis states that "much of the architectural detailing has been removed, ramps have been installed, and porches enclosed in their adaptation for public use." Several of the houses have been finished with stucco. Staff states that these features are reversible, but we believe that the houses are seriously compromised in maintaining their original character. This is supported by the Maryland Historic Trust evaluation cited earlier which states that "the Robertson House does embody distinctive characteristics of a type and period of construction, but the residence would not be eligible for the National Register because modern additions, change in use, and city development have compromised the structure's design, setting, materials, feeling and association." We note from the minutes of the courtesy review of the HDC in 2003 that Commissioner Broadhurst noted that it was unfortunate that three out of the four Warfield houses had been modified to their detriment, and that Planner Kebba summarized that "in all, much of the architectural detailing has been removed from the buildings, ramps have been installed, and porches have been enclosed." The minutes further state that "the house at 150 Maryland Avenue is the only one of the four that retains a partially open porch and has the most original historic fabric on the exterior."

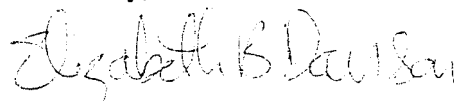
Mayor Giammo and Council Members  
August 3, 2005  
Page 5

Designation of 107 Fleet Street

To summarize, the County government does not believe that this site should be included in a local historic district. The history of the houses and their current status do not warrant designation. More importantly, the designation and preservation of these houses would be a great detriment to accomplishing the public policy goals for affordable housing and well-designed redevelopment that are shared by the City and County. We believe that 107 Fleet Street may be worthy of preservation and could possibly be incorporated into a redevelopment of the site, assuming that on further analysis it is structurally sound, and does not have extensive termite damage. We are eager to work with the City in this case to preserve what is clearly worthy of preservation, although we have been told by our Facilities staff that the house is riddled with termites and is in poor condition. We ask that if the City must designate some portion of the site as historic, that 107 Fleet Street be designated as a single site historic district, and the additional four buildings on Fleet Street and Maryland Avenue be considered noncontributing.

Thank you for your consideration of this matter. We look forward to working with you to develop a model mixed-income urban infill housing project. We are actively engaged in discussions with residents in the vicinity of the parcel to understand what their concerns are about the site development and to work with them to satisfy any of those concerns.

Sincerely,



Elizabeth B. Davison  
Director

EBD:lwtr

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DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Douglas M. Duncan  
County Executive

Elizabeth B. Davison  
Director

June 7, 2005

Mr. Scott Ullery  
Rockville City Manager  
111 Maryland Avenue  
Rockville, Maryland 20850

*Scott*  
Dear Mr. Ullery:

Thank you for taking the time to meet with us this week to discuss the status of the 3.85 acre County-owned property on the block bounded by Fleet Street, Monroe Street, and Maryland Avenue. This letter is a follow-up to that meeting and I hope that you will share this information with the Mayor and the Council.

Response to the Request for Proposals (RFP) was excellent. Proposals were received from six developers interested in the Fleet Street property. Their proposals ranged from 32 to 68 units on the property, primarily composed of townhouse units. Two of the proposals incorporated a renovated 107 Fleet Street into their site plans, and one proposal included the possibility of a series of single family homes along the frontage of the property. We are very excited about creating an attractive, well-designed residential gateway to the Rockville Town Center. With appropriate architecture, massing, scale, landscaping, and siting for the new units, this project will become a model of high quality urban infill. Infill development of the quality that we expect on this site is critical to the future strength of the Town Center, and we are pleased to have the opportunity to partner with the City and a private developer to make the vision a reality. This project is directly related to the goal in the Town Center Master Plan to have significant resident population to support the desired mix of retail and entertainment uses within the Town Center. The new development will provide a significant amount of housing for the workforce as well as high-end market rate homes that will significantly add to the tax base. By undertaking this project, the City and County will be in the forefront of creation of workforce housing for service workers and government employees, and we are hopeful that we may be able to reserve a portion of the affordable units for City and/or County workers.

Interviews with two of the development teams are scheduled for this week. Jim Wasilak of your staff is a member of the review team, and we appreciate his assistance with the project review. These interviews will be the first stage in discussion about the property with potential developers. We plan to discuss a variety of issues and scenarios with them, including how the RTH designation would work with their proposal, and what their response would be to being



Office of the Director

Mr. Scott Ullery  
June 7, 2005  
Page 2

located within a historic district. We are seeking resolution of these two issues from the City quickly so that we may proceed through the selection process with certainty and move on to project design and the community involvement phase. We are confident that choosing a respected developer to work with the City, County and community in defining the parameters of the project will result in an outstanding addition to the neighborhood that will be compatible with existing development and improve upon the design quality for the site.

We understand that the Historic District Commission (HDC) will consider the property for historic designation on June 16, 2005, and appreciate the expeditious handling that has been given for this review. While none of the proposals recommended preservation of the homes, we understand that this might be a requirement if the property is given a historic designation. We believe that this requirement would create a major detriment to meeting the public policy goal for this site of increasing housing in and around the Town Center, particularly workforce housing. In the Town Center Master Plan, four properties, 101, 103, 105, and 107 Fleet Street are recognized as undesignated potential historic resources. We have toured the buildings and property and believe that the house at 107 Fleet Street may be the only property that rises to the category of being historically significant and worthy of historic designation. Its prominence on the corner would create the possibility of incorporating it into an overall design plan for the site, and the architecture for the new townhouses would be informed by the style and massing of the existing homes.

We understand that the HDC will hold a public hearing to review the history and architectural significance of the site, and they cannot consider any other criteria in their review for designation. The HDC will make a recommendation to the Mayor and Council and it will then be the responsibility of the Mayor and Council to authorize filing for a historic district rezoning through the Sectional Map Amendment process. We request that the Mayor and Council decline to authorize an application based on the detriment that such a designation would have to achieving the other public policy goals for the site, including providing affordable housing, creating opportunities for housing to support the new Town Center development, and creating a well-designed, exciting residential gateway project for the Town Center area.

The Residential Townhouse overlay zone (RTH) which the Mayor and Council have recommended for the property may allow the density that the project would require to create a successful infill component, but the specific design requirements embodied in the RTH are not appropriate for the Town Center, and for this site in particular. Any new urban infill project at this site will be sited to address the street, with garages and parking interior to the site. Curb cuts for individual homes along Maryland Avenue and Fleet Street would not be allowed, which would preclude traditional suburban style townhouse development with garages in the front of the homes. We request that modifications to the RTH development procedures be made to accommodate a more traditional neighborhood design project. While we have heard concern that the RTH is applicable citywide and therefore cannot be modified as part of the Town Center text amendment, we believe that such an amendment could be crafted to apply only in the Town



Mr. Scott Ullery

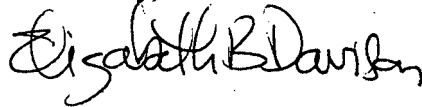
June 7, 2005

Page 3

Center, and would thus be very appropriate for inclusion in the Town Center Plan implementation text amendment. We would like to have the County, along with our development partner, work with your staff to make any necessary revisions to the RTH to accommodate the development concepts that are applicable to urban infill sites.

We are most anxious to resolve some of the issues surrounding development of the Fleet Street site and move on to create a community asset that will enhance the ongoing Town Center development that the City is undertaking. We look forward to working with you in this process.

Sincerely,



Elizabeth B. Davison  
Director

EBD:sns

cc: The Honorable Larry Giammo, Mayor  
The Honorable Robert E. Dorsey, City Councilmember  
The Honorable John F. Hall, Jr., City Councilmember  
The Honorable Susan R. Hoffmann, City Councilmember  
The Honorable Anne M. Robbins, City Councilmember  
Mr. Arthur B. Chambers, Department of Community Planning and Development Services  
Mr. Jim Wasilak, Chief, Division of Long Range Planning  
Ms. Judy Christensen, Historic Preservation Planner III ✓

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OFFICES OF THE COUNTY EXECUTIVE

Douglas M. Duncan  
*County Executive*

Bruce Romer  
*Chief Administrative Officer*

July 18, 2005

Ms. Anita Neal Powell, Chair  
Rockville Historic District Commission (HDC)  
111 Maryland Avenue  
Rockville, Maryland 20850

Dear Ms. Powell:

It is our understanding that the HDC will be reconsidering designation of the three McConihe houses located on Monroe Street. At the June meeting, the HDC expressed the opinion that these dwellings did not fit with the other Rockville Heights buildings and should be examined as part of a separate district composed of other residential units on Monroe Street. The County agrees with your conclusion that these houses should not be included as part of the proposed Rockville Heights historic district.

The County does not believe that these houses belong in a district with the other homes on Monroe Street either, or are of significant historic value to form their own district. They were built during a different period and are of a different style of construction from other homes on Monroe Street. In addition, the Courthouse Walk development adjacent to the McConihe houses separates them from any other vaguely related units in the area. They are small, substandard homes that have not been in residential use for many years, and do not rise to the level of distinction for inclusion in a historic district, either individually or together.

We request that these homes not be recommended for inclusion in a historic district, and thank you for your consideration of this request.

Sincerely,

Lisa W. Rother  
Planning Manager

LWR:jgs

cc: Judy Christensen, Rockville HDC staff  
Shelby Spillers, Rockville HDC staff



Planning Implementation Section

RECEIVED  
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2005 JUN 22 AM 11: 56

June 20, 2005

Mayor & Council  
Rockville City Hall  
111 Maryland Avenue  
Rockville, Maryland 20850

## Routed To:

☒ Council☐ City Attorney☐ City Clerk☐ Council Support Specialist☒ City Manager☒ Other Art Chambers

Dear Mayor &amp; Council;

This letter is offered in support of the Executive Branch of Montgomery County's June 16 testimony on nine houses located on Fleet, Maryland and Monroe Streets which were considered for inclusion in a local historic district by the Historic District Commission.

Action in Montgomery (AIM) urges the Mayor & Council to limit historic designation of these houses to 107 Fleet Street, the only house that justifies the designation among the houses considered by the Commission.

An association of 28 religious congregations, AIM's goal is to build 1,000 affordable houses in 4 years. AIM has been working closely with the County Executive to create more affordable housing for the teachers, police and firefighters who are unable to live in Rockville and Montgomery County.

Designating all of the houses in question as a local historic district makes the economics of developing the site as a distinctive gateway to the Town Center impractical. The critical need for affordable housing in Rockville and Montgomery County calls for a more balanced approach to designating properties as historic when the welfare of people is at stake.

Please reject the Historic District Commission's wholesale inclusion of these houses into a local historic district, and grant such designation to only 107 Fleet Street as a single site historic district.

Very truly yours,

*Richard J. Pavlin*  
Richard J. Pavlin  
Co Chair, Housing

AIM

Committee

cc. L Rother  
E. Davison

Dear M,

Thank you for letting me know about the June meeting of the Historical Preservation Commission at Rockville City Hall. I attended and found the discussions extremely interesting and informative. I went to the meeting especially to learn more about the preservation of the Warfield-Robertson houses on Fleet Street and Maryland Avenue. However, I learned a lot about other preservation interests as well. The staff was impressively well informed about the history and architectural distinctions of the properties they were discussing.

BUT, on Saturday, I read in the *Washington Post* that Montgomery County has contracted to build "below-income" housing on that stretch of property. So what was the point of the meeting?

I commend two of the preservation commissioners who went on record as reprimanding the county for taking over both the north and south sides of Fleet Street/Maryland Avenue, disregarding the architectural and historical importance of the buildings on that property—on the north side for the sake of a *parking lot!* I would like to add that at least eight **long-time Rockville citizens** were moved out of their homes, some of them having to uproot their lives at advanced age, making the demolition of their homes both a physical and emotional hardship. I was young when that happened, but I was horrified that the government could do that to people. (The City of Rockville also displaced the Vincent and Bouic families on South Washington Street.) Surely it was wrong to do that, even though the Supreme Court has recently ruled otherwise. What does the government care about people, after all?

If Montgomery County would support the staff and commission's recommendation to preserve the five houses (four on Fleet Street and one on Maryland Avenue), it could partially rectify the damage it did to the families and buildings on the north side of Fleet Street—it destroyed three houses, two of them very old and quite lovely—for a parking lot! Perhaps the remaining houses could be sold to families who would be obligated to restore them, and thereby maintain the neighborhood atmosphere. Why must Rockville Heights always have to suffer the whims and blights of county and city government?

Now that I have that off my chest, I will go enjoy my back yard while it is still there.

Your neighbor in Rockville Heights, Sandra Costich

P.S. William Tyre of the Waukegan, Illinois, Historic Preservation Commission, regarding the surprise demolition of one of his city's oldest residences, is quoted in the July/August issue of *This Old House* as saying: "Our historic resources are what give a place its character and identity."

Routed To:

☒ Council  
☐ City Clerk  
☒ City Manager

☐ City Attorney  
☐ Council Support Specialist  
☒ Other

*Art Chambers*  
*Jim Wasilak*  
*Judy Christensen*

2005 JUL 29 PM 3:51

RECEIVED  
CITY CLERK'S OFFICE

July 29, 2005

The Honorable Larry Giammo  
Rockville City Hall  
111 Maryland Avenue  
Rockville, MD 20850

Re: Map Amendment for Historic Designation

Dear Mayor Giammo:

Eakin/Youngentob Associates, Inc. is pleased to have been selected by Montgomery County as their partner for the redevelopment of the Fleet Street site in downtown Rockville. Combining our expertise in market-rate housing with our experience and capability to deliver quality affordable and workforce housing, EYA will create a vibrant new residential community with attractive market rate housing, seamlessly intermixed with new high quality affordable and workforce housing. We look forward to working with the city of Rockville, Montgomery County, and the surrounding neighborhoods to create a well-planned community that is architecturally respectful of the existing neighborhood and creates value for current and future residents. This new Rockville community would be a model development demonstrating how to help solve the area's affordable housing crisis.

Our proposal for Fleet Street envisions a new mixed-income community with 40% of the units reserved for families earning between 70% and 120% of the Area Median Income. These homes are the first-ever "workforce housing" units developed in Montgomery County and are an important market-based response to the affordable housing problem facing our region. With a target price of about \$325,000, the workforce housing units will provide high-quality new-construction housing for families who work in the Rockville area but are currently unable to afford a home in the area. In addition to the workforce housing units, 20% of the units on the site will be MPDUs, affordable to those making up to 70% of the Area Median Income.

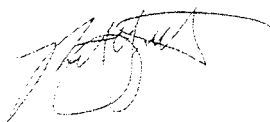
While we are proud to help provide a solution to the problem of affordable housing, we believe that the manner in which this housing is provided is just as important as providing the units themselves. EYA is an innovator and recognized leader in mixed-income urban infill community development and has unique experience in developing livable,

attractive, and successful mixed-income communities. Our vision for the Fleet Street site intersperses the affordable and workforce units with the market rate homes to create a vibrant mixed income neighborhood. The site plan utilizes rear-loaded townhomes to create a strong pedestrian orientation and to reinforce the streetscape on the external streets opposite existing county and city facilities. The new homes are predominantly three story buildings designed to fit into the scale and context of the existing residential community. Architecturally the units will capture the feel of the existing single-family homes on site and in the immediate vicinity. Front porches, cementous siding, and extensive trim detailing will enhance the pedestrian experience and the quality of the design. The plan creates landscaped pocket park areas at both corners of Fleet Street and provides a pedestrian seating area at the intersection of Fleet Street and Maryland Avenue. Our proposal preserves the home at 107 Fleet Street, renovates its exterior, and reuses the building as a group home for adolescents. In the EYA plan, the Mt. Vernon Place right-of-way is abandoned and the area is used to enhance the tree buffer between the site and the existing townhome community. In summary, the proposal creates an integrated mixed income community. The architecture and site layout creates an attractive pedestrian environment and reinforces the streetscapes on the existing streets while preserving a significant amount of the partially wooded site.

At this point, the most significant threat to the new workforce housing and vibrant and pedestrian-friendly community envisioned by our proposal is the Historic District Commission's recommendation that the existing homes along Fleet Street and Maryland Avenue be placed in an Historic District. We ask that you not authorize filing for a historic district rezoning through the Sectional Map Amendment process. The designation and preservation of those houses would be detrimental to and likely fatal to accomplishing the public policy goals of affordable housing and well-designed redevelopment. We believe the benefits from providing new, high-quality housing that is affordable to firefighters, police officers, civil servants, and others in the workforce far outweigh any benefit from the preservation of dilapidated and modified homes of little historic significance.

Thank you for your consideration of this matter. We look forward to working with the City of Rockville to develop a thriving mixed-income community. Please don't hesitate to contact me if you have any questions about our proposal for Fleet Street or need any additional information.

Best regards,



Robert Youngentob  
President

**Routed To:**

☒ Council  
☐ City Clerk  
☒ City Manager

☐ City Attorney  
☐ Council Support Specialist  
☒ Other

*Art Chambers*  
*Jim Naselick*  
*Rebecca Toema*  
*Robin Zeibe*  
*Andy Ribba*  
*John Christensen*

RECEIVED  
CITY CLERK'S OFFICE

2005 AUG 29 PM 1:06

August 26, 2005

Mayor and Council  
City of Rockville  
111 Maryland Avenue  
Rockville, MD 20850 - 2364

*Response?*

Dear Mayor and Council:

Recently several members of the Lynfield Neighborhood Association met with a potential developer of property along Fleet Street. The proposed development that was presented to us would be a group of fifty town homes that would combine affordable and workforce housing with market-rate homes. Affordable housing is almost impossible to come by, particularly in Rockville. Too many people who work in Montgomery County simply cannot afford to live here. The workforce housing would be a small step toward alleviating the problem, but we feel a necessary one.

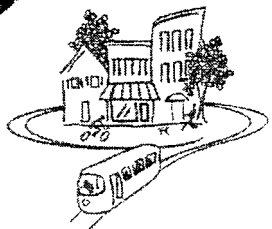
Now we understand that the Mayor and Council is considering making part of that property into an historic district. The five houses that would be saved are unsightly and add nothing to the quality of the neighborhood, whereas this proposed development would significantly enhance the area.

We hope that the Mayor and Council will reconsider making this area into an historic district and let the townhouse development go forward.

Very truly yours,

*Marjorie D. Collins*

Marjorie D. Collins, President  
Lynfield Neighborhood Association  
619 West Lynfield Drive  
Rockville, MD 20850



# Coalition for Smarter Growth

*Better Communities...Less Traffic*

August 10, 2005

Councilmember John F. Hall, Jr.  
City of Rockville  
Rockville City Hall  
111 Maryland Ave.  
Rockville, MD 20850

**Routed To:**

☒ Council  
☒ City Clerk  
☒ City Manager

☐ City Attorney  
☐ Council Support Specialist  
☒ Other Art Chambers

Jim Wasilak

RECEIVED  
CITY CLERK'S OFFICE  
2005 AUG 11 AM 11:51

Re: Mixed Housing Development on Fleet Street

Dear Councilmember Hall:

The Coalition for Smarter Growth works to preserve our built and natural heritage, promote fairness for people of all backgrounds, fight for high-quality neighborhoods, expand choices in housing and transportation and improve poorly conceived development projects in the Metropolitan Washington Region. The Coalition works in partnership with over 40 local, regional and national environmental and civic organizations. Our mission is to improve every community in the Washington region by ensuring that transportation and land use decisions are made with genuine community participation, and with a commitment to creating positive benefits to the community as a whole.

I am writing to encourage you to support the mixed income residential project at the corner of Fleet Street and Maryland Avenue. The project as proposed by Eakin/Youngentob Associates (EYA) will create a new community that serves a variety of Rockville residents including those struggling to find housing they can afford in places that provide transportation choices so families can save on the cost of car ownership. In fact, the Center for Transit Oriented Development finds that households in transit zones own an average of 0.9 cars compared to an average of 1.6 cars in metro areas as a whole. The site's proximity to the redeveloping Rockville Town Center and the Rockville Metro are significant amenities the new residents can enjoy.

I understand that some older homes will be razed to make way for this new development. While the preservation of existing homes is important, it must be balanced with the public good of providing housing for teachers, nurses, and our public safety officials. In this case, the homes have already been compromised with their conversion from residential to office. The most significant building in this cluster, 107 Fleet Street, will be preserved and restored and EYA is committed to designing the new development in the historic architectural vernacular. This will help maintain the historic character of the area while accommodating a new mix of housing types just steps from downtown Rockville.

4000 Albemarle Street, NW, Suite 310, Washington, DC 20016

(202) 244-4408 fax: (202) 244-4438


[www.smartergrowth.net](http://www.smartergrowth.net)

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I urge you to consider this proposal favorably. The mix of housing types provided by EYA is a model for new housing development in Montgomery County and the City of Rockville should take credit for encouraging this innovation. Thank you for considering this request. If you have any questions, please contact me at 202.244.4408x2 or [jessica@smartergrowth.net](mailto:jessica@smartergrowth.net).

Sincerely,

  
Jessica Cogan Millman  
Maryland Director

Cc: Mayor Giammo